



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl, AICP
Director of Planning

May 20, 2003

Honorable Board of Supervisors
County of Los Angeles
Room 383, Kenneth Hahn Hall of Administration
Los Angeles, CA 90012

**SUBJECT: NEWHALL RANCH SPECIFIC PLAN AND WATER RECLAMATION
PLANT: RETURN ON WRIT OF MANDATE, ADDITIONAL ANALYSIS,
REVISED ADDITIONAL ANALYSIS, AND REVISED PROJECT
APPROVALS**

General Plan and Sub-Plan Amendments Nos. 94-087-(5)

Zone Change No. 94-087-(5)

Newhall Ranch Specific Plan

Conditional Use Permit No. 94-087-(5)

Final Additional Analysis (SCH# 95011015)

Fifth Supervisorial District

Newhall Zoned District

Petitioner: Newhall Ranch Company
A Division of The Newhall Land and Farming Company
23823 Valencia Boulevard
Valencia, CA 91355

Dear Supervisors:

At the Board's March 25, 2003 meeting, a public hearing was held regarding this matter. Following the testimony, the public hearing was closed and the Board directed staff to make certain revisions to the Specific Plan, mitigation measures and conditions, and to prepare the final environmental documentation, proposed resolution, ordinance and findings and conditions for consideration and possible final action at your May 27, 2003 meeting.

As previously reported, the Newhall Ranch matter has been returned to you following completion of the additional environmental analysis required by both the writ of mandate issued by the Honorable Roger D. Randall of the Kern County Superior Court in the prior Newhall Ranch litigation, and your own Resolution requiring that further action be taken in compliance with the Court's writ.

As discussed below, the Final Additional Analysis (May 2003), Volumes VI and VII, along with the previously distributed Newhall Ranch Draft, Revised Draft and Final Additional Analysis, respond to the issues presented in the Court's writ, as well as other significant issues raised since the Board took action on this matter in March 1999. All additional environmental documentation has been submitted under separate cover for your consideration and final action. After the Board takes final action, County Counsel will return the Newhall Ranch matter to the Court, pursuant to the Court's writ and your Resolution.

The following discussion summarizes the revisions to the Specific Plan and environmental documents since your March hearing on this matter. Following the discussion are staff's recommendations for your consideration.

PRIOR BOARD HEARING/MOTIONS

After the close of your March 25, 2003 public hearing, the Board adopted motions requiring additional revisions to the Specific Plan, and proposing further mitigation measures and project conditions that should be contained in any subsequent approval of the project. This report documents the manner in which staff has incorporated the Board's various motions into the proposed regulatory documents governing this project.

1. Consultant Disclosure Statements, Confidentiality Agreements, Staff Review of Consultant Documents and Reports, and Peer Review/Funding

To ensure full and adequate disclosure of environmental information, the Board of Supervisors adopted staff's recommendation to require each of the consultants who performed work on the environmental documents for the Specific Plan to provide disclosure statements, signed under penalty of perjury, certifying that their work has been fully disclosed in the Newhall Ranch environmental documentation. The required statements have been obtained and are on file with the Department of Regional Planning.

To ensure full disclosure in the future, at the Newhall Ranch subdivision map stages, the Board of Supervisors has directed consultant disclosure statements and peer review funding for additional project-specific Newhall Ranch environmental documentation. As to consultant disclosure statements for future subdivision map submittals, staff has added the following condition requiring the applicant's consultants to provide disclosure statements to the Director of Planning, signed under penalty of perjury, to ensure that County staff is provided with all relevant environmental information, including data regarding the presence of any endangered, threatened or candidate species:

Consultant Disclosure Statements. Upon approval of the Specific Plan and in connection with the submittal of additional environmental documentation for the Newhall Ranch project, each consultant preparing, or participating in a study or investigation for, that additional documentation, shall provide a disclosure statement to the Director of

Planning, signed under penalty of perjury, stating that they have disclosed to County staff all relevant environmental information and data obtained during their work, including, but not limited to, all information regarding the presence of any endangered, threatened or candidate species. (Exhibit C, Additional Conditions of Approval [h])

As to confidentiality provisions in consultant agreements, the Board of Supervisors adopted staff's recommendation to require the applicant to contact each of the consultants to advise them that specific provisions in the consultant contracts allow them to disclose to the County all environmental-related information associated with the Specific Plan, and to further require the applicant to amend its existing consultant agreements, making it clear that consultants are not precluded from disclosing and, in fact, are required to disclose to the County all environmental-related information regarding Newhall Ranch. The applicant has agreed to comply with these directions, and staff will monitor the applicant's actions to ensure compliance.

In addition, the Board of Supervisors accepted staff's recommendation to direct the applicant to provide the County with the same "property access" and "document access" relating to Newhall Ranch as the provisions contained in the settlement agreement between the applicant and the California Department of Fish and Game ("CDFG"). Under the settlement, the applicant provided CDFG employees with access to the Newhall Ranch property, and to all final biological reports to be prepared by biologists/botanists retained by Newhall, as well as all documents that serve as the basis for the findings in any such final report. The applicant has sent a letter to the Department of Regional Planning confirming that the County is entitled to these same property and document access provisions.

As requested by the Board of Supervisors, staff has undertaken a review of 43 boxes of materials delivered to the Department of Regional Planning from the various consultants and sub-consultants who performed work on the Newhall Ranch environmental documentation for the Specific Plan. Based on that review, staff has found the materials to be consistent with the information disclosed in the Newhall Ranch environmental documentation (see, attached **Exhibit A**). During the review of paleontological background material, staff determined that a refinement of Mitigation Measure 4.3-4 would improve the clarity of the process to be used when conducting further inspections; this modification is reflected in the attached Exhibit C. As requested by interested parties, these documents were made available for public inspection on and after May 5, 2003.

As to the peer review and funding requirement, staff has added the Board-imposed condition establishing a peer review process for future Newhall Ranch environmental documentation. In addition, the new condition ensures that the applicant is responsible for funding the additional costs associated with the peer review process. The new condition is as follows:

Peer Review/Funding. Upon approval of the Specific Plan, the applicant is directed to provide sufficient funding on an annual basis to allow the Department of Regional Planning to retain a consultant(s), or to compensate its own consultant(s), for purposes of conducting a peer review, as determined necessary by the Department, of all additional environmental documentation submitted for further environmental review by the applicant's consultant(s) or sub-consultant(s). (Exhibit C, Additional Conditions of Approval [i])

2. San Fernando Valley Spineflower

In response to the Board's motion, several revisions were made to the Specific Plan to further protect San Fernando Valley spineflower ("spineflower") from possible future development impacts. In addition, applicable mitigation measures were revised and a new mitigation measure was added.

a. Specific Plan Revisions

The Newhall Ranch Land Use Plan has been revised to show the addition of the two CDFG conservation easement areas, consisting of 64 acres of spineflower preserve and buffer areas on Newhall Ranch, including the elimination of the underlying development, and transferable development potential, from the two easement areas. This revision results in the elimination of 730 housing units and approximately 132,000 square feet of non-residential uses from the Specific Plan.

In addition, the Specific Plan has been revised to show the creation of three "Spineflower Mitigation Area Overlay" zones in order to facilitate the conservation of the spineflower on the Specific Plan site during the Newhall Ranch subdivision map review process, consistent with the spineflower mitigation program contained in Section 2.6 of the Final Additional Analysis.

The Specific Plan was also revised to add a spineflower section to the Resource Management Plan (Specific Plan, Section 2.6), which outlines the spineflower program requirements for future studies and the establishment and management of spineflower preserves. (See, attached **Exhibit B** for specific references to revised pages and exhibits of the Specific Plan.)

b. Revisions and Additions to the Spineflower Mitigation Program

In response to the Board's motion, and to further reduce the potential for significant impacts to the spineflower, a new mitigation measure has been added to the spineflower mitigation program. The new measure relates to the spineflower population found in the San Martinez area of Newhall Ranch. The new measure is as follows:

San Martinez Population

- 4.6-80. Upon approval of tentative tract map(s) impacting the San Martinez portion of the Specific Plan site, the applicant shall work with the Department of Regional Planning staff and SEATAC to establish an appropriately sized preserve area to protect the spineflower population at San Martinez Canyon.

In addition, in response to the Board's motion, staff has required that mitigation measures and the Specific Plan be amended to preclude roadways and road rights-of-way from being constructed in all spineflower preserve and buffer locations, unless constructing a road in such locations is found to be the environmentally superior alternative. Specifically, EIR Mitigation Measures 4.6-67 and 4.6-70 have been amended to preclude roads from these locations to ensure the biological integrity of such areas. (Please see **Exhibit C** (Revised Mitigation Monitoring Plan for Specific Plan) and **Topical Response 13**, contained in the Final Additional Analysis (May 2003), Volume VI, for the revised wording of the mitigation measures relating to preclusion of roads and road rights-of-way.)

At the Board's request, the County's biologist has reviewed all of the spineflower mitigation measures and has determined that revisions are required to the measure addressing the management and monitoring of spineflower populations on Newhall Ranch. Specifically, the County's biologist has recommended that EIR Mitigation Measure 4.6-77 be revised to require that the consultant conduct: (a) a study of the breeding and pollination biology of the spineflower, including investigation into seed physiology to assess parameters that may be important as management tools to guarantee self-sustainability of populations, which may otherwise have limited opportunity for germination; and (b) a population genetics study to document the genetic diversity of the Newhall Ranch spineflower population. The criteria for these studies shall be to develop data to make the Newhall Ranch spineflower management program as effective as possible. These studies shall be subject to approval by the County's biologist, with the concurrence of CDFG. (Please see **Exhibit C** (Revised Mitigation Monitoring Plan for Specific Plan) and **Topical Response 13**, contained in the Final Additional Analysis (May 2003), Volume VI, for the revised wording of the amended mitigation measure.)

The Board of Supervisors also accepted staff's prior recommendation to revise the current mitigation relating to ongoing agricultural activities on Newhall Ranch (Mitigation Measure 4.6-79) in order to ensure that the applicant's ongoing agricultural activities will not significantly impact the spineflower. (Please see **Exhibit C** (Mitigation Monitoring Plan for the Specific Plan) for the revised wording of the amended mitigation measure.)

Furthermore, the Board of Supervisors accepted staff's prior recommendations to impose the following additional conditions on the Specific Plan in order to ensure

continued disclosure of environmental information regarding sensitive biological resources, including the spineflower:

- (i) Require the applicant to submit a signed statement, filed concurrently with the filing of any departmental development application, obligating the applicant to disclose to the Department of Regional Planning the existence of any endangered or threatened species that are known or suspected to exist on the subject property.
- (ii) Require the applicant to report to the Department of Regional Planning the results of all on-site biological surveys within thirty (30) days after completion of the survey work.
- (iii) Require the applicant to schedule a consultation meeting between the Department of Regional Planning, the applicant and environmental consultant(s) to discuss the results of the survey work, and to ensure public disclosure of the survey results in the required environmental documentation for the proposed project.

3. Nickel Water Agreement

One of the sources of potable water for the Specific Plan is from the Nickel Family, LLC. The applicant has secured rights to 1,607 acre-feet per year of water from this source and it is considered fully reliable. The contract for the water between the applicant and the Nickel Family, LLC is for an initial 35 years, and is renewable for another 35 years at the option of the applicant.

To ensure that an adequate supply of water is available for the Specific Plan over the long-term, the Board of Supervisors has required that the existing mitigation be amended to address the term of the Nickel Water agreement.

In response to the Board's direction, EIR Mitigation Measure 4.11-20 has been revised by adding a new paragraph at the end of the measure to address issues concerning the term of the Nickel Water agreement. The revised measure now includes the following new paragraph:

4.11-20

To ensure that an adequate supply of water is available for the Specific Plan over the long-term, the decision of whether or not the Nickel Water agreement should be extended or otherwise canceled cannot occur without first obtaining CLWA's concurrence. If the applicant, or its designee, seeks to not extend the Nickel Water agreement beyond its initial 35-year term, or seeks to cancel said agreement prior to the expiration of its initial 35-year period, or the expiration of the 35-year option period, if exercised, then the applicant, or its designee,

must obtain written concurrence and that concurrence must include findings to the effect that other equivalent water supplies are available at a comparable cost and that non-extension or cancellation of the agreement will not impact the water supplies of Newhall Ranch and the rest of the Santa Clarita Valley.

4. Annual Status Report Requirement

Pursuant to the Board's motion, the Specific Plan has been amended to require that the applicant provide the Department of Regional Planning with an annual report to include the following:

- (i) Number of units constructed;
- (ii) Square footage of all commercial and industrial buildings completed;
- (iii) Dates of dedication or completion for all required infrastructure and community amenities.
- (iv) Status of all tentative and approved subdivision maps and discretionary zoning applications, including associated CEQA environmental reviews filed with the County; and
- (v) Status of all discretionary applications from government agencies other than Los Angeles County, identified as either an Enforcement Agency or Monitoring Agency in the Revised Mitigation Monitoring Plan for the Specific Plan.

(The Specific Plan has been revised to reflect this new requirement. Please see attached **Exhibit B** for revised pages 5-21 and 5-23 and new pages 5-32 and 5-33 of the Specific Plan. See also, attached **Exhibit C** (Revised Mitigation Monitoring Plan for Specific Plan).)

5. Setback Standards

At the Board's request, the Specific Plan has been revised to ensure that if the County's residential setback standards in place at the time building permits are obtained for the Newhall Ranch Specific Plan phases are more stringent than the existing standards contained in the Specific Plan, then the more stringent setback standards shall apply. (The Specific Plan has been revised to reflect this new requirement. Please see attached **Exhibit B** for revised page 3-11 of the Specific Plan. See also, attached **Exhibit C** (Revised Mitigation Monitoring Plan for Specific Plan).)

6. Arroyo Toad

At your March 25, 2003 hearing, the public raised questions regarding the location of the arroyo toad in relation to the Newhall Ranch Specific Plan site. In light of the questions raised, Supervisor Zev Yaroslavsky expressed concern that sightings of the arroyo toad on the easterly and westerly borders of the Specific Plan site suggested that the arroyo toad might also be located on the Specific Plan site itself.

In response to the concerns raised at the hearing, County staff directed that the applicant prepare a map, in consultation with both the County's biologist and personnel from U.S. Fish and Wildlife Service (USFWS). The map, reviewed by the County's biologist and USFWS, illustrates the nearest known locations of the arroyo toad documented relative to the Newhall Ranch Specific Plan site. The map (**Exhibit D**) shows that the closest known sighting of the arroyo toad over the past several years occurred near Castaic Junction (upstream of the subject site along the Santa Clara River). The map further illustrates that there have been few recorded sightings of the arroyo toad upstream of the project site, and no recorded sightings of the arroyo toad on the Santa Clara River, downstream of the Specific Plan site.

In County staff's view, the map represents the best available data depicting current recorded arroyo toad locations relative to the Specific Plan site. Nonetheless, the Newhall Ranch Final EIR identified the potential for this species to occur on the site, and the Mitigation Monitoring Plan for the Specific Plan contains measures to mitigate impacts to arroyo toads assuming that they would be found to occur on the site in the future.

(For further information regarding the arroyo toad, as well as the analysis and mitigation measures identified for the species in the Newhall Ranch environmental documents, please see **Topical Response 12** in the Newhall Ranch Final Additional Analysis (March 2003), Volume III.)

7. Salt Creek Dedication and Management Condition

Pursuant to the Board's motion, an off-site condition has been added to require the applicant to dedicate to the public the remaining 1,517-acre portion of the Salt Creek watershed in Ventura County, adjacent to the Newhall Ranch Specific Plan. This additional land dedication will be managed in conjunction with the Newhall Ranch High Country Special Management Area ("SMA"). Although not part of the Specific Plan, the new off-site condition is in further response to the Court's requirement in the prior Newhall Ranch litigation that the County further evaluate the Specific Plan's impacts on wildlife movement in the Salt Creek wildlife corridor situated in Ventura County. Following is the text of the new condition:

Salt Creek Condition. Upon approval of the first tract map adjacent to Ventura County in the Oak Valley Village of the Newhall Ranch Specific Plan, the applicant has agreed to grant to the public in perpetuity the approximately 1,517 acres of land encompassing the Salt Creek watershed in Ventura County. The applicant, or its designee, shall satisfy this condition by dedicating said land in fee and/or by conservation easement, as determined by the County in its sole discretion, to the joint powers authority, which is responsible for overall recreation and conservation of the Newhall Ranch High Country Special Management Area (SMA). Said land shall be managed in conjunction with and in the same manner as the High Country SMA.

(Please see attached **Exhibit E** for map depicting the dedication of the 1,517 acres in the Salt Canyon watershed of Ventura County. The condition has also been added to the revised Mitigation Monitoring Plan for the Specific Plan (see attached **Exhibit C**).)

8. SEA 23 (River Corridor) Revisions

In further response to public comment (including comments from some of the original plaintiffs in the Newhall Ranch litigation, Friends of the Santa Clara River and SCOPE), staff has determined that there should be further revisions to the SEA 23 boundary described in the Newhall Ranch Draft Additional Analysis. Specifically, staff wanted more sensitive habitat retained in the SEA 23 designation and less redesignated for development in order to further minimize impacts and enhance the Specific Plan's consistency with General Plan SEA policies and compatibility criteria. This has resulted in the following changes to the SEA 23 boundary within the Specific Plan site, since preparation of the Final EIR and Draft Additional Analysis:

- (i) The proposed SEA 23 would increase in size by 156 acres (from 819 acres to 975 acres) over the previously approved Specific Plan;
- (ii) There would be a net increase of 5 acres of sensitive riparian habitat in the proposed SEA 23 as compared to the existing SEA 23 boundaries;
- (iii) One acre of sensitive riparian habitat would remain redesignated from SEA 23 to non-residential/infrastructure-related land use designations (when compared to the 28 acres of sensitive habitat, which was previously proposed for development). Although the Potrero Bridge span was increased by 200 feet in order to lessen impacts on the River, this one acre of riparian habitat will remain as necessary, primarily for bridge footings.

The result of the above changes, when compared with the original SEA 23 and the proposed SEA 23, is shown in the table below. Note that these figures are for only the portion of SEA 23 within the Newhall Ranch boundary.

Original SEA 23 v. Draft Additional Analysis SEA 23 v. Final Additional Analysis SEA 23			
Description	Original SEA 23	Draft Additional Analysis SEA 23	Final Additional Analysis SEA 23
Sensitive Riparian Habitat	380 acres	277 acres	385 acres
Non-sensitive Habitat	444 acres	411 acres	433 acres
Agricultural/Disturbed Habitat	466 acres	131 acres	157 acres
Total	1,290 acres	819 acres	975 acres

(Please see revised **Section 2.4, SEA General Plan Consistency**, and **Topical Response 13**, for additional information regarding revisions to SEA 23, contained in the Final Additional Analysis (May 2003), Volume VI.)

9. Summary of Changes to the Specific Plan

Since the Board's original approval of this case in March 1999, a number of changes have been made to the Specific Plan and additional measures have been added as conditions or mitigation to lessen impacts and which provide additional public benefits. Following is a list of the more recent revisions:

- a. Additional provisions to further mitigate potential impacts to spineflower, including:
 - (i) Amendments to mitigation measures regarding the exclusion of roads in all spineflower preserves and buffer areas, unless certain environmental criteria are satisfied;
 - (ii) Added mitigation requiring establishment of an appropriately sized spineflower preserve area at San Martinez Canyon; and
 - (iii) Adoption of further County staff spineflower mitigation recommendations.
- b. Creation of three spineflower Special Study Mitigation Overlay Areas.
- c. Creation of 64 acres of spineflower conservation easement areas resulting in the following land use changes:
 - (i) Reduction of residential uses of 730 units; and

- (ii) Reduction in non-residential uses of 132,000 square feet.
- d. Modified SEA 23 to include an additional 156 acres, and reduced the area to be used for development from 28 acres to 1 acre.
- e. Increased the span of the Potrero Bridge by 200 feet to reduce impacts to the Santa Clara River.
- f. Reduced riparian habitat impacts of the Water Reclamation Plant.
- g. Additional provisions to ensure water availability on Newhall Ranch in the long term.
- h. Other protective measures to ensure ongoing disclosure and adequacy of future environmental documentation (e.g., consultant disclosure statements, peer review funding).
- i. Additional project-related requirements (e.g., annual status reports, revised setback requirements).

In addition, although not part of the Specific Plan, pursuant to the Board's motion, a significant public benefit was added by conditioning the project to require dedication of 1,517 acres of land to the public, representing the remaining portion of the Salt Creek watershed in Ventura County, adjacent to the Newhall Ranch Specific Plan.

(Please see **Exhibit F** for a graphic showing changes to the Specific Plan Land Use Plan by both the Regional Planning Commission and Board of Supervisors, since the Board's prior approval of the Specific Plan in March 1999. In addition, please see **Topical Response 13**, contained in the Final Additional Analysis, Volume VI, which assesses the most recent revisions made to the Specific Plan, and the environmental effects of those revisions.)

10. Final Additional Analysis, Volumes VI and VII

The Final Additional Analysis (May 2003), Volume VI, contains written responses to public comment letters received through the Board's public hearing on March 25, 2003, as well as responses to the oral testimony given at that hearing. In addition, the Final Additional Analysis, Volume VI, contains revised **Section 2.4, SEA General Plan Consistency**, in order to reflect the revisions made to SEA 23, since preparation of the Newhall Ranch Draft Additional Analysis. Those revisions are also summarized above. In addition, the Final Additional Analysis contains important appendix materials supporting the responses to public comments (see Volume VII). The Final Additional Analysis, Volumes VI and VII, were made available to agencies and the public review at least ten days prior to your May 27, 2003 public meeting.

11. Resolution, Findings, Conditions of Approval and Other Documents

At the conclusion of your March 25, 2003 hearing, the Board instructed staff to prepare the proposed Resolution for the Newhall Ranch General and Sub-Plan Amendments and Specific Plan, Zone Change Ordinance, and Conditional Use Permit Findings and Conditions of Approval, reflecting the Board's above-summarized motions. County Counsel will provide under separate cover the proposed regulatory documents for your consideration and possible action.

RECOMMENDATION

In the event that your Board finds that the materials presented herein reflect your directions and motions at the March 25, 2003 hearing, it would be appropriate for the Board to take final action approving this project, as follows:

- a. Approve the Final Additional Analysis prepared for the Newhall Ranch Specific Plan and Water Reclamation Plant and certify that your Board has reviewed and considered the information contained in that documentation;
- b. Certify that the Final Additional Analysis has been completed in compliance with CEQA, the State CEQA Guidelines, the County's Environmental Document Reporting Procedures and Guidelines, and the Court's decision and writ in the prior Newhall Ranch litigation; and that the Final Additional Analysis reflects the independent judgment of the Board;
- c. Certify that your Board has reviewed and considered the information contained in the Final Additional Analysis, in conjunction with a review of the previously certified Newhall Ranch Final EIR;
- d. Determine that the conditions of approval and mitigation measures discussed in the previously certified Final EIR and the Final Additional Analysis are the only mitigation measures for this project, which are feasible, and that the unavoidable significant effects of the project, after adoption of the conditions of approval and mitigation measures, are as described in the Final EIR, the Final Additional Analysis, and the revised Mitigation Monitoring Plans for the Specific Plan and Water Reclamation Plant;
- e. Adopt the Additional CEQA Findings and Statement of Overriding Considerations for the Newhall Ranch Specific Plan and Water Reclamation Plant
- f. Approve and adopt the revised Mitigation Monitoring Plans for both the Specific Plan and Water Reclamation Plant, incorporated in the Final Additional Analysis and find that the revised Mitigation Monitoring Plans, are adequately designed to ensure compliance with the mitigation measures during Specific Plan implementation;

- g. Adopt General Plan and Sub-Plan amendments No. 94-087-(5) and the the Newhall Ranch Specific Plan, dated May 2003, as revised;
- h. Adopt Zone Change No. 94-087-(5); and
- i. Adopt the findings, conditions and order approving Conditional Use Permit No. 94-087-(5).

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING

James E. Hartl, AICP
Director of Planning



Frank Meneses, Acting Administrator
Current Planning Division

FM:LRS

c: Executive Officer, for distribution

Exhibits:

- A. County review of additional consultant materials
- B. Revised pages of Specific Plan representing significant changes made in response to Board motions
- C. Revised Mitigation Monitoring Plans for the Specific Plan and Water Reclamation Plant
- D. Arroyo toad:
 - Regional sightings map
 - Topical Response 12: Consideration of the Arroyo Toad in Prior Newhall Ranch Environmental Analysis
- E. Map showing off-site condition requiring Salt Creek watershed dedication
- F. Land Use Plan showing changes to previously approved Specific Plan
- G. Additional CEQA Findings and Statement of Overriding Considerations (May 2003), including the attached revised Mitigation Monitoring Plans for the Specific Plan and Water Reclamation Plant

EXHIBIT A

County review of additional consultant materials



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



May 19, 2003

James E. Hartl, AICP
Director of Planning

TO: Lee Stark, Section Head
General Plan Development

FROM: Daryl Koutnik, Senior Biologist
Impact Analysis

A handwritten signature in black ink, appearing to be "DK", written over the printed name "Daryl Koutnik".

NEWHALL RANCH – REVIEW OF ORIGINAL TECHNICAL REPORTS

The Impact Analysis Section has completed its review of the original technical reports associated with the Newhall Ranch Specific Plan environmental documents in the fields of biology, archaeology and paleontology. This review included the examination of maps and notes produced in the field by the various consultants. The information contained within these reports was carried over into the Newhall Ranch project EIR. We did not discover any new information not previously included within the EIR. We did discover that mitigation measures recommended in the paleontology report were generally summarized in a single EIR mitigation measure (MM 4.3-4). We, therefore, recommend that the details of the paleontology consultant recommended mitigation measures be amended into the above referenced EIR mitigation measure.

If you have any questions or require further review, please contact me at (213) 974-6461

DLK:dlk

DRAINAGE/GRADING
BOXES 35, 36, 37

Hunter, Dennis

From: Burger, Steve
Sent: Thursday, May 08, 2003 7:35 AM
To: Hunter, Dennis
Subject: Newhall Ranch Draft Additional Analysis information

Dennis, I have reviewed the information submitted for the Draft additional analysis, and found the information to be representative of the information disclosed in the DAA.

Hunter, Dennis

From: Garcia, Patty (Admin) on behalf of Efstathiou, Dean
Sent: Monday, May 05, 2003 12:44 PM
To: Hunter, Dennis
Subject: Draft EIR

We have completed review of the documents provided by Regional Planning and find all water information provided is representative of information disclosed in the Draft EIR and Draft Additional Analysis.

Patty Garcia

Administration
pgarcia@ladpw.org
626-458-4010

EXHIBIT B

Revised Specific Plan: Pages with significant changes

NEWHALL RANCH SPECIFIC PLAN - MAY 2003
LIST OF SIGNIFICANT REVISED PAGES

- > Exhibit 2.3-1; Land Use Plan (REVISED)
- > Table 2.3-1; Overall Land Use Plan Statistical Table (REVISED)
- > Exhibit 2.3-7; The Mesas Plan (REVISED)
- > Table 2.3-6; The Mesas Plan Statistical Table (REVISED)
- > Section 2.5-2-b; Potable Water (REVISED)
- > Section 2.6-2-e; Mitigation and Habitat Management Program - High Country Special Management Area (SMA) - Spineflower Special Study Mitigation Overlay and Preserve Program (NEW)
- > Exhibit 2.6-8A; Spineflower Special Study Mitigation Overlay (NEW)
- > Table 2.8-1; Preliminary Park Program (REVISED)
- > Table 3.4-1; Site Development Standards Matrix (REVISED)
- > Section 5.4-1, 2, 3 & 4; Specific Plan Implementation Monitoring Program (REVISED)
- > Exhibit 5.4-1; Annotated Land Use Plan (REVISED)
- > Table 5.4-1; Annotated Land Use Plan Statistical Table (REVISED)
- > Section 5.4-5; Infrastructure and Community Amenities Improvement Summary (NEW)
- > Table 5.4-3; Infrastructure and Community Amenities Improvement Summary (NEW)

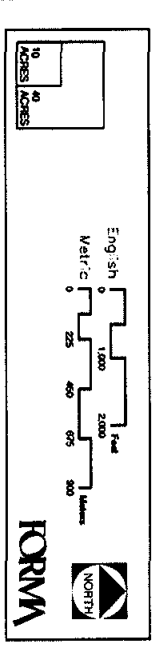
NEWHALL RANCH

SPECIFIC PLAN

LEGEND

- ESTATES**
 - E** LOW DENSITY
 - L** LOW-MEDIUM DENSITY
 - LM** MEDIUM DENSITY
 - M** HIGH DENSITY
 - H** MIXED USE
 - BR** COMMERCIAL
 - BP** BUSINESS PARK
 - VS** VISITOR SERVING
 - OA** OPEN AREA
 - RC** RIVER CORRIDOR
 - HC** HIGH COUNTRY
- CDFG SPINEFLOWER CONSERVATION EASEMENTS**
- ROADS***
- SCE/UTILITY EASEMENT**
- LAND USE OVERLAYS (POTENTIAL LOCATIONS)**
 - CP** COMMUNITY PARK
 - NP** NEIGHBORHOOD PARK
 - ES** ELEMENTARY SCHOOL
 - JH** JUNIOR HIGH SCHOOL
 - HS** HIGH SCHOOL
 - LB** LIBRARY
 - GC** GOLF COURSE
 - LK** COMMUNITY LAKE
 - FS** FIRE STATION
 - S** ELECTRICAL SUBSTATION
 - WR** WATER RECLAMATION PLANT

Roads/road rights of way within CDFG spineflower conservation easements and all other spineflower preserves are subject to realignment prior to subdivision approval pursuant to Board motion (March 25, 2003).



LAND USE PLAN

Exhibit 2.3-1



TABLE 2.3 (-)-1

OVERALL LAND USE PLAN STATISTICAL TABLE
Newhall Ranch Specific Plan

P LAND USES	Gross Acres	Dwelling Units	Second Units ¹	Approx. Acre Allocation	
				Land Use Overlays	
Residential:					
Estate ¹	{1,326.2} [1,324.0]	423	423	10 Neighborhood Parks	50 ac
Low	744.4	671		5 Elementary Schools	35 ac
Low (-)Medium	{1,796.9} [1,781.7]	6,000		1 Junior High School	25 ac
Medium	{845.7} [841.0]	{7,652} [7,371]		1 High School	45 ac
High	121.8	{2,376} [2,319]		1 Golf Course	180 ac
Subtotal	{4835.0} [4,812.9]	{17,122} [16,784]	423	2 Fire Stations	2 ac
Mixed (-)Use and Non (-) (-)Residential:				1 Library	2 ac
Mixed (-)Use ²	{630.4} [628.7]	4,493 [4,101]		1 Water Recl. Plant	15 ac
Commercial	67.2			1 Lake	15 ac
Business Park	{256.3} [248.6]			3 Community Parks	{186} [181] ac
Visitor Serving	36.7			1 Electrical Substation	2 ac
Subtotal	{990.6} [981.1]	{4,493} [4,101]	0	Arterial Roads	331 ac
Major Open Areas:					
High Country SMA	{4,213.8} [4,184.6]				
River Corridor SMA	{848.6} [974.8]				
Open Area	{1,105.8} [1,010.4]				
Subtotal	{6,138.2} [6,169.8]	0	0		
TOTAL	11,963.8	{21,615} [20,885]	423		
(Total Units including Second Units ¹)		{22,038} [21,308]			

¹ Within each Estate lot one (1) Second Unit is eligible to be constructed with the approval of a CUP (see Second Units, Section 3.9). This may increase the total number of permitted dwelling units of {21,165} [20,885] by 423, to a maximum total units of {22,038} [21,308].

² Mixed-Use includes commercial and residential uses.

LEGEND

E	ESTATE RESIDENTIAL
L	LOW RESIDENTIAL
LM	LOW-MEDIUM RESIDENTIAL
M	MEDIUM RESIDENTIAL
H	HIGH RESIDENTIAL
MU	MIXED-USE
C	COMMERCIAL (RETAIL/OFFICE)
BP	BUSINESS PARK
VS	VISITOR SERVING
OA	OPEN AREA
RC	RIVER CORRIDOR SPECIAL MANAGEMENT AREA
HC	HIGH COUNTRY SPECIAL MANAGEMENT AREA
ROADS*	ROADS*
	SCE/UTILITY EASEMENTS
	CDFG SPINELOWER CONSERVATION EASEMENTS

LAND USE OVERLAYS (POTENTIAL LOCATIONS):

- GP COMMUNITY PARK
- NP NEIGHBORHOOD PARK
- ES ELEMENTARY SCHOOL
- JH JUNIOR HIGH SCHOOL
- HS HIGH SCHOOL
- LB LIBRARY
- GC GOLF COURSE
- LK COMMUNITY LAKE
- FS FIRE STATION
- S ELECTRICAL SUBSTATION
- WR WATER RECLAMATION PLANT

Roads/road rights of way within CDFG spinelower conservation easements and all other spinelower preserves are subject to realignment prior to subdivision approval pursuant to Board motion (March 25, 2003).

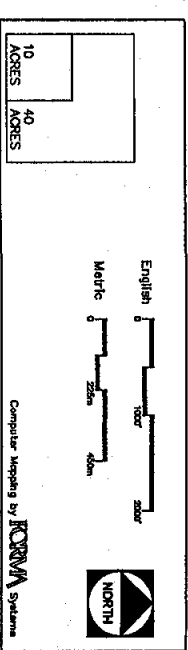
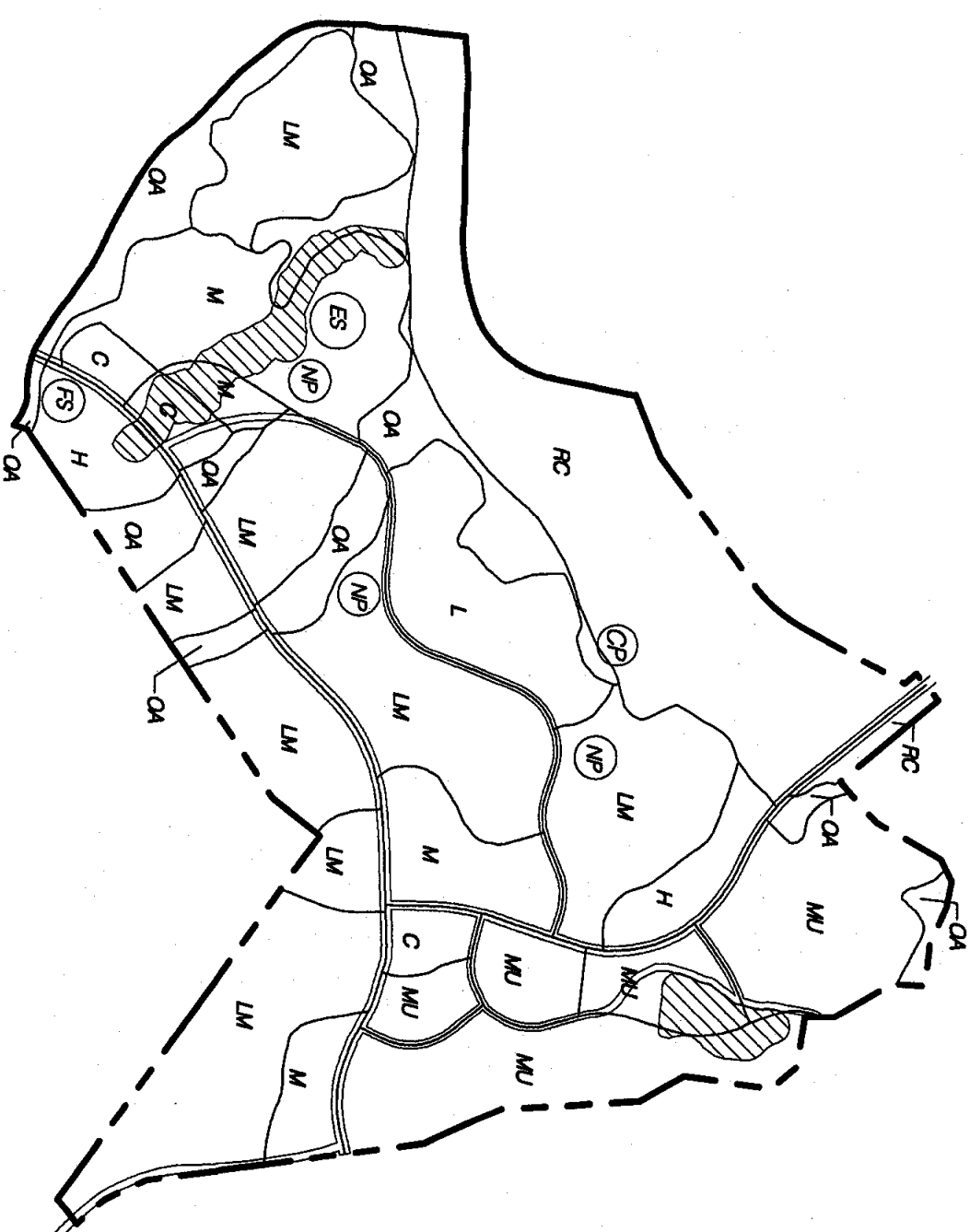


EXHIBIT 2.3-7
THE MESAS VILLAGE PLAN



THE MESAS

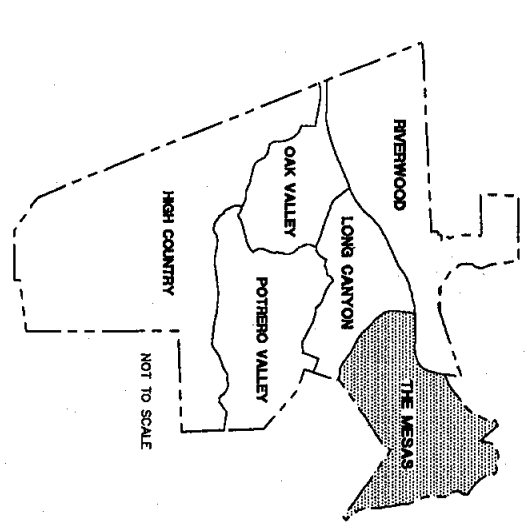


TABLE 2.3 {-}-[6]

THE MESAS STATISTICAL SUMMARY
Newhall Ranch Specific Plan

LAND USES	Gross Acres	Dwelling Units	Second Units	Land Use Overlays	Approx. Acre Allocation
Residential:					
Low	89.7	81	0	3 Neighborhood Parks	15 ac
Low {-}-Medium	{553.1} [549.6]	1,695		1 Elementary School	7 ac
Medium	{216.9} [216.8]	{2,346} [2,065]		1 Fire Station	1 ac
High	70.9	{1,140} [1,083]		1 Community Park	{25} [20] ac
Subtotal	<u>930.6</u> [926.9]	<u>{5,262}</u> [4,924]	0	Arterial Roads	71 ac
Mixed {-}-Use and Non {-}-Residential:					
Mixed {-}-Use ¹	302.9	{3,184} [2,792]			
Commercial	44.9				
Subtotal	<u>347.8</u>	<u>{3,184}</u> [2,792]	0		
Major Open Areas:					
River Corridor SMA	{232.0} [296.2]				
Open Area	{255.7} [195.2]				
Subtotal	<u>{487.7}</u> [491.4]	0	0		
TOTAL	<u>1,766.1</u>	<u>{8,446}</u> [7,716]	0		

¹ Mixed-Use includes commercial and residential uses.

Other drainage improvements that will be implemented as a result of the *Specific Plan* focus on minimizing the amount of debris that enters the drainage system, minimizing the amount of sedimentation that occurs, and maintaining the quality of water within the drainage system at a level consistent with the federal Clean Water Act. These improvements will include necessary appurtenant facilities such as catch basins, manholes, inlet and outlet structures, water quality basins, and access roads. Locations and sizes of these improvements would be determined as part of the subdivision process. All necessary NPDES permits will be obtained and thus all NPDES program requirements, which may change, will be met.

b. Potable Water

The Conceptual Backbone Water Plan, Exhibit 2.5-2, sets forth on-site storage and water distribution systems to provide adequate fire and domestic service as required. The *Specific Plan* is within the service area of the Castaic Lake Water Agency which will provide imported water to Valencia Water Company for the *Specific Plan*. Domestic water service, which will also include groundwater that was previously used to water agricultural crops, will be provided by Valencia Water Company. Valencia Water Company is a private water purveyor regulated by the State Public Utilities Commission and currently serves Valencia and parts of the Newhall communities. Existing facilities are primarily located on the northern and eastern edge of the property and will be expanded as development occurs.

The domestic water demands for this project are based on the projections for the specific land uses and their intensities, balanced with historical use factors. Reclaimed water, to the extent available, will be used for irrigating the majority of park and recreation areas, including the Golf Course.

In conjunction with the submittal of applications for and prior to approval of tentative tract maps or parcel maps which permit construction, a letter from the retail water provider will be submitted documentation as required by State law will be submitted by the retail water provider to the County identifying the source(s) of supply of water for the land uses within that tentative tract map or parcel map. The source(s) of water identified shall not result in the net use of groundwater over that which is planned for the Santa Clarita water basin, which is identified as the annual safe perennial yield of the Alluvial Aquifer and the annual recharge rate of the Saugus Aquifer in the Final EIR for the Newhall Ranch Specific Plan or subsequent environmental documentation. The agricultural water that is identified shall not exceed the amount of historical agricultural water use.

c. Reclaimed Water

An on-site Water Reclamation Plant (WRP) along the Santa Clara River in the western portion of the site will be constructed. A goal of the WRP is to recycle the maximum amount possible of wastewater generated on the site to meet the non-potable water demands of the Newhall Ranch project.

A parallel, but separate, distribution system to deliver non-potable recycled water will be provided. Reclaimed water may be used for irrigation of the Golf Course, parks, and a wide variety of other community areas such as:

- Major slopes in residential *Planning Areas*;
- Multi-family residential common areas;
- *Open Area*;
- Major road medians and parkways;
- School and park landscape areas;
- Commercial/office/community facility landscape areas; and
- *Community Lake*.

d. Sanitary Sewer

The Conceptual Backbone Sewer Plan, Exhibit 2.5-3, sets forth a system for sewage collection which will include a Water Reclamation Plant (WRP), a collection system with pump stations, and both gravity and force mains.

b. High Country Special Management Area (SMA)

(1) Resource Description

The *High Country Special Management Area* consists of 4,214 acres within the Santa Susana Mountains. Significant vegetative habitats within the High Country include live oak woodland, valley oak savannah, coastal sage shrub, and mixed chaparral. There are an estimated 13,660 oak trees within the *SMA*. The *High Country SMA* is a part of County Significant Ecological Area (SEA) 20, and the value of the habitats within the *SMA* are increased by their continuity and connectivity with the large areas of undeveloped land along the crest of the Santa Susana Mountains which are also part of SEA 20. An approximate 3,000-acre portion of the Santa Susana Mountains extending from just west of I-5 to within approximately one-half mile of the *SMA* has been acquired as park land by a State agency. Intervening land between the High Country and the park acquisition is also in public ownership.

The Salt Creek Wildlife Corridor, a major portion of which is within the *High Country SMA*, provides a significant natural connection between the Santa Susana Mountains and the Santa Clara River, themselves major wildlife movement corridors. Exhibits 2.6-7 and 2.6-8 are computer-generated, at-scale illustrations of the width of the Salt Creek Wildlife Corridor and the relationship between proposed *development areas* to the north and east and the corridor. Together, the Open Area, the *High Country* and *River Corridor SMAs* provide a regionally significant open area of over 6,169 acres.

e. Spineflower Special Study Mitigation Overlay and Preserve Program

(1) Resource Description

The San Fernando Valley spineflower (spineflower) was recently listed as endangered by the State Fish and Game Commission. Although not listed under the Federal Endangered Species Act, it is designated as a candidate species at the federal level. When initial biological field surveys were conducted within the *Specific Plan Area*, the spineflower was presumed to be extinct, having not been documented since 1929.

Recent surveys have identified spineflower in three known locations within the *Specific Plan Area*. In consultation with the County and California Department of Fish and Game a mitigation program to minimize impacts to the spineflower has been established and is set forth in Section 2.6 e) (2) below. In addition, two conservation easements exist in the *Specific Plan Area* as shown on Exhibit 5.4-1 Annotated Land Use Plan for the preservation of spineflower.¹

¹ See Appendix 7.8, Newhall Ranch Spineflower Conservation Easement.

(2) Mitigation Requirements:

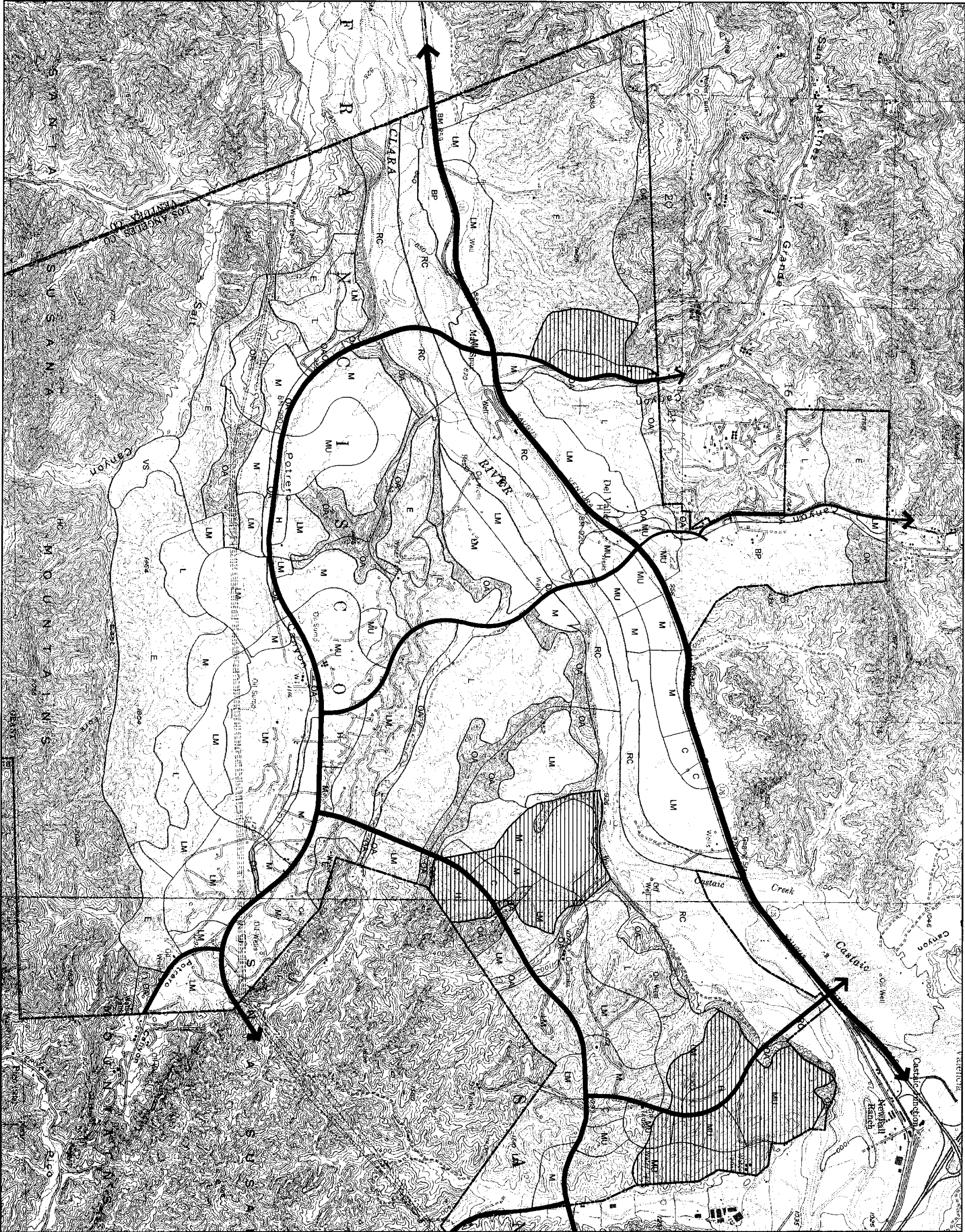
(a) Establishment of Preserves and Buffers

Impacts to known spineflower populations within the *Specific Plan Area* shall be avoided and/or minimized within spineflower special study mitigation overlay areas (see Exhibit 2.6-8). The purpose of these areas is to identify those locations where preserves shall be established to protect spineflower populations. In consultation with the County and California Department of Fish and Game, Preserves shall be established in conjunction with submission of the first Newhall Ranch subdivision map in either the Mesas Village, or that portion of Riverwood Village in which spineflower occurs. Spineflower preserves shall be configured such that open space connections can be made to *Open Area, River Corridor, or High Country* land use designations to the extent practicable. Buffers with variable widths of 80 to 200 feet shall be established between development and spineflower populations not connected to *Open Area, River Corridor or High Country*.

In addition, in order to avoid or minimize impacts to spineflower within the *Specific Plan* from ongoing agricultural operations or conversion of rangeland prior to development, regular and ongoing consultation with the County and California Department of Fish and Game shall occur.

(b) Mitigation Through Translocation/Reintroduction Program

Avoidance of impacts to spineflower shall be the primary goal during the design of the individual stages of the project. To the extent impacts to spineflower cannot be avoided, at least two sites within the *Specific Plan* and one off-site location shall be created as candidate spineflower translocation/reintroduction areas. In consultation with the County and California Department of Fish and Game, Direct impacts (take) shall be mitigated at a 4:1 ratio, and indirect impacts shall be mitigated at a 1:1 ratio. Translocation and reintroduction would be achieved by either direct seeding or salvage of spineflower topsoil in accordance with criteria established in coordination with the California Department of Fish and Game.



LEGEND

- SPINEFLOWER SPECIAL STUDY MITIGATION OVERLAY
- LAND USE CATEGORIES
 - E ESTATE RESIDENTIAL
 - L LOW DENSITY RESIDENTIAL
 - LM LOW-MEDIUM DENSITY RESIDENTIAL
 - M MEDIUM DENSITY RESIDENTIAL
 - H HIGH DENSITY RESIDENTIAL
 - C COMMERCIAL
 - BP BUSINESS PARK
 - MU MIXED USE
 - VS VISITOR SERVING
 - OA OPEN AREA
 - RC RIVER CORRIDOR
 - HC HIGH COUNTRY
- ROADS

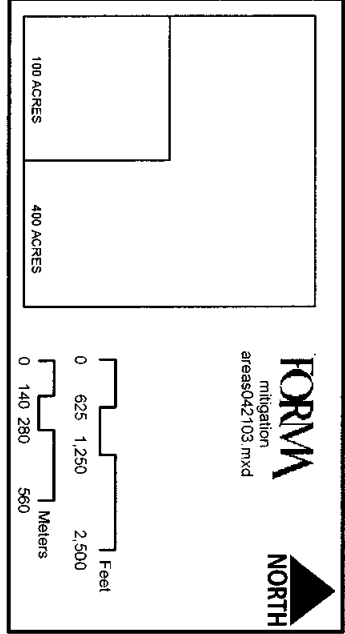


Figure 2.6-8a
SPINEFLOWER SPECIAL STUDY
MITIGATION OVERLAY

(c) Grading Activities

The following requirements shall be followed prior to, during or after any grading activities that take place within or adjacent to spineflower preserves and buffers:

- i. Areas of temporary grading disturbance shall be revegetated with native seed mix.
- ii. Temporary and permanent fencing and signage shall be installed to protect spineflower populations and restrict access.
- iii. Drainage plans shall be prepared to demonstrate grading activities maintain pre-development hydrology conditions within the preserve(s).
- iv. Roadways, development footprints and grading methods shall be aligned or designed to achieve an environmentally superior alternative in accordance with the spineflower preserve and buffer standards above.
- v. A Fire Management Plan shall be developed to limit fuel modification activities within spineflower preserves and buffers.
- vi. A biological monitor shall be required to monitor and report on compliance with spineflower mitigation measures.

(d) Long Term Management Plan

A monitoring and management plan shall be prepared in consultation with the County and the California Department of Fish and Game when spineflower preserves are established per Section 2.6-e) (2) a) above. The purpose of the plan is to track the viability of preserves and spineflower populations, including size, growth or decline, general conditions, reassessment of impacts, and other factors such as breeding and pollination biology, population genetic diversity and seed germination requirements, through annual census, mapping and annual reporting. Active management activities shall be required in perpetuity and will be triggered by population declines or other management issues.

DEVELOPMENT PLAN
2.8 RECREATION AND OPEN AREA

TABLE 2.8-1

PRELIMINARY PARK PROGRAM
Newhall Ranch Specific Plan

ESTIMATED QIMBY REQUIREMENTS

Description/Category	Units		Avg. Household Size		Assessment Factor		Obligation in Acres
Detached	{9,390}	[9,305]	x	3.17	x	.003	= {89} [88]
Attached	{12,225}	[11,580]	x	2.38	x	.003	= {87} [83]
Second Units	{423}	[423]	x	2.00	x	.003	= {3} [3]
Total:	{22,038}	[21,308]					{179} [174]

ESTIMATED QIMBY CREDITS

Description/Category	Land				Improvements				Total Acreage
	Acres	Credit %	Quimby Acres	Imp. Cost PSF	Improv. Cost	Acq. Equity			
Parks:									
Neighborhood Parks ⁽¹⁾	{55}	[50]	100%	{55}	[50]	2.50	{5,989,500}	[5,445,000]	{49} [45] {104} [95]
Community Parks ⁽¹⁾									
Active Area	{63}	[58]	100%	{63}	[58]	2.50	{6,860,700}	[6,316,200]	{56} [52] {119} [110]
Passive Area		123	50%		62				62
Lake ⁽¹⁾		15	100%		15				15
Subtotal, Parks ^{(1),(2)}	{256}	[246]		{195}	[185]		{12,850,200}	[11,761,200]	{105} [97] {300} [282]
Trails:									
Regional River Trail		16	100%		16				16
Community Trails		39	100%		39	2.50	4,247,100	35	74
Local Trails (in Open Area)		13	{acreage}	included below		1.00	566,280	5	5
Unimproved Trails (in High Country)		13	{acreage}	included below		1.00	561,792	5	5
Subtotal, Trails		81		{445}	[55]		5,375,172	{255} [45]	100
Major Open Areas:									
Golf Course		180	0%	0	0			0	0
High Country SMA ⁽³⁾	{4,244}	[4,185]	50%	{2,107}	[2,093]			0	{2,107} [2,093]
River Corridor SMA ⁽³⁾	{819}	[975]	10%	{82}	[98]			0	{82} [98]
[Community] Open Area ⁽³⁾ (excluding Excl. Oak Valley Community Park(s))	{929}	[869]	10%	{92}	[87]			0	{92} [87]
Subtotal, Major Open Areas	{6,193}	[6,209]		{2,204}	[2,278]				{2,204} [2,278]
TOTAL ACRES	{6,470}		TOTAL CREDIT PROVIDED						{2,684} [2,660]
			Quimby Requirements						{179} [174]
			Excess						{2,502} [2,486]

⁽¹⁾ {Improvement costs have not been included; however, the County ordinance allows credit for improvements, land or a combination of both;} [County ordinance allows credit for improvements, land or a combination of both.]

⁽²⁾ Parks such as private recreation centers (including improvements) within neighborhoods are also eligible for credit but cannot be quantified at this level of planning.

⁽³⁾ Credit for the River Corridor SMA and Open Area is calculated using a worst-case factor of 10%, which is lowest percent specified in the County ordinance. The County ordinance provides for a greater level of credit pending on slope ranging from a low of 10% to a high of 100%. In order to receive credit for land which has slope greater than 3%, the Director of Parks and Recreation must find that special circumstances exist that would make the acceptance of such land in the public interest. The Director may also give more credit than specified in the ordinance if it is found that a site contains exceptional visual, biotic or other natural resources. Such a case is the High Country SMA, which is exceptionally rich in both natural resources and recreational opportunities, and has been calculated at 50% credit.

TABLE 3.4-1
SITE DEVELOPMENT STANDARDS MATRIX
Newhall Ranch Specific Plan

RESIDENTIAL SITE DEVELOPMENT STANDARDS					
LAND USE DESIGNATIONS ¹	MINIMUM LOT AREA (Sq. Ft.)	REQUIRED SETBACKS ^{2, 17}			MAXIMUM BUILDING HEIGHTS ²
		Front Yard ² (Main Structure)	Side Yard ² (Each Side)	Rear Yard ²	
ESTATE (E)	20,000	30' Min ³	15' Min	30' Min	35'
LOW RESIDENTIAL (L)	7,500	18' Min ⁴	5' Min ¹¹	20' Min ^{6, 7}	35'
LOW-MEDIUM RESIDENTIAL (LM)	2,500	Detached	18' Min ^{4, 14}	5' Min ^{5, 8, 11, 15, 16}	10' Min ^{6, 7}
		Attached	18' Min ^{4, 14}	0' 9, 11, 15, 16	10' Min ^{6, 7}
		Detached	18' Min ^{4, 14}	5' Min ^{5, 8, 11, 15, 16}	10' Min ^{6, 7}
MEDIUM RESIDENTIAL (M)	2,500	Detached	18' Min ^{4, 14}	5' Min ^{5, 8, 11, 15, 16}	10' Min ^{6, 7}
		Attached	10' Min ¹⁴	0' 9, 11, 15, 16	10' Min ^{6, 7}
HIGH RESIDENTIAL (H) AND MIXED-USE (MU) RESIDENTIAL	N/A	10' Min	0' 9, 11	10' Min ^{6, 7}	55'

NON-RESIDENTIAL SITE DEVELOPMENT STANDARDS			
LAND USE DESIGNATIONS ¹	LOT REQUIREMENTS ¹²		MAXIMUM BUILDING HEIGHT ²
	Maximum Site Coverage ¹⁰	Minimum Front Setback	
MIXED-USE (MU) COMMERCIAL	No Max	No Min ¹³	55'
COMMERCIAL (C)	50%	20'	45'
BUSINESS PARK (BP)	50%	20'	45'
VISITOR SERVING (VS)	50%	20'	35'

MAJOR OPEN AREAS SITE DEVELOPMENT STANDARDS		
LAND USE DESIGNATIONS ¹	REQUIRED MINIMUM SETBACKS FROM PROPERTY LINE	MAXIMUM BUILDING HEIGHT ²
OPEN AREA (OA)	50'	35'
RIVER CORRIDOR SPECIAL MANAGEMENT AREA (RC)	50'	25'
HIGH COUNTRY SPECIAL MANAGEMENT AREA (HC)	50'	25'

NOTES

- Other uses including land use overlays such as schools, churches, park facilities, non-residential public or private facilities, and residential/commercial conversions are subject to the site development standards of the land use designation in which they are found.
- A defined term — see glossary definition and/or related exhibit for full description of requirement.
- Front Entry Garage: 30' min.
Side Entry Garage: 15' min.
- Front Entry Garage: 18' min.
Side Entry Garage: 10' min.
- Zero Side Yard Lot configuration is permitted.
- Except where there is a detached Second Unit, structure, and/or garage, where 5' minimum setback is allowed from this structure.
- No garage setback requirement for alley access.
- 10' minimum aggregate for two adjacent lots (e.g., 5' and 5', or 3' and 7', or 0 and 10').
- 10' minimum building to building separation.
- A minimum of 10 percent of the lot area excluding required parking shall be landscaped.
- 10' minimum adjacent to public street.
- 20' minimum side and rear yard setback is required when building is adjacent to a different land use designation or a public road.
- 20' minimum is required when building fronts on a public road.
- 15' minimum for clustered single-family detached and attached buildings.
- 6' minimum for clustered single-family detached and attached buildings when one side of two adjacent buildings has no windows.
- 12' minimum for clustered single-family detached and attached buildings when kitchen/family area faces toward zero lot line building with no windows.
- 17 If the time building permits are issued, the County's setback standards in place at that time are more stringent than those contained in the Site Development Standards Matrix, the more stringent standards shall apply.

5.4 MONITORING PROGRAM**1. Purpose and Intent**

The intent of the Monitoring Program is to provide assurances to the County that Newhall Ranch is developed in a manner which is consistent with the provisions of this *Specific Plan*. The Monitoring Program for this *Specific Plan* will serve two functions. The primary function is to establish a system to record ~~annual~~ progress in the phasing of the development and the implementation of corresponding required infrastructure. The secondary function of the Monitoring Program is to establish a system whereby periodic adjustments to *Planning Areas* and/or *land use designations* pursuant to Section 3.5 within the *Specific Plan Area* may be accomplished and documented.

This section provides the mechanisms by which the County will monitor the implementation of the Land Use Plan (Exhibit 2.3-1), the Overall Land Use Plan Statistical Summary (Table 2.3-1), the Newhall Ranch Park Requirements, Section 2.7, paragraph 4, and Spineflower Preserve Area Monitoring and Mitigation Plan.

A revised Annotated Land Use Plan (Exhibit 5.4-1), a revised Annotated Land Use Plan Statistical Summary Table (Table 5.4-1), ~~and a revised Park and Recreation Improvements Summary (Table 5.4-2), and a revised Infrastructure and Community Amenities Improvement Summary Table (Table 5.4-3)~~ shall be provided annually and accompany each tentative subdivision map(s) and/or parcel map(s) submitted to the County. In a like manner, a revised Annotated Land Use Plan, Statistical Table, and Park and Recreation Improvements Table shall be submitted with each conversion, transfer or adjustment to *Planning Area(s)* regardless of whether or not a subdivision map is filed.

2. Annotated Land Use Plan

The Annotated Land Use Plan, Exhibit 5.4-1, is consistent with the Land Use Plan (Exhibit 2.3-1) and identifies *Planning Areas* and corresponding *land use designations* by Village and *Planning Area* number, along with other planning information relative to implementation of the Land Use Plan (Exhibit 2.3-5) for the *Specific Plan*.

3. Annotated Land Use Plan Statistical Table

The Annotated Land Use Plan Statistical Table, Table 5.4-1, contains the statistical breakdown for each of the *Planning Areas* shown on the Annotated Land Use Plan in terms of gross acreage. For Residential and Mixed-Use *Planning Areas*, the planned and maximum number of permitted dwelling units are set forth; and for Mixed-Use, Commercial, Business Park and Visitor-serving *Planning Areas*, the planned and maximum non-residential building square footages are given. The estimated gross acres, *planned units* and *planned non-residential building square footages* shown in the Annotated Land Use Plan Statistical Table shall be revised only in accordance with the regulations contained in Section 3.5. The total residential dwelling units (i.e., 21,615 ~~20,885~~ dwelling units and 423 *Second Units*) and the total non-residential building square footage (i.e., 5,681,000 ~~5,549,000~~) as set forth in the Annotated Land Use Plan Statistical Table shall not be exceeded without amendment to the Specific Plan.

4. Park and Recreation Improvements Summary

The Park and Recreation Improvements Summary, Table 5.4-2, is intended to provide for an ongoing, updated documentation of the fulfillment of Local Park Dedication requirements over the life of the *Specific Plan*. An updated, revised Park and Recreation Improvements Summary must be submitted to Los Angeles County ~~annually and~~ with each tentative subdivision map permitting construction. A revised summary is also required when dwelling units between *Planning Areas* are transferred or conversion of residential units is effected (see Section 3.5).



SPECIFIC PLAN

Prepared For: Newhall Ranch Company

LEGEND

PA-17 PLANNING AREA

E ESTATE RESIDENTIAL

L LOW RESIDENTIAL

LM LOW-MEDIUM RESIDENTIAL

M MEDIUM RESIDENTIAL

H HIGH RESIDENTIAL

MU MIXED-USE

C COMMERCIAL (RETAIL/OFFICE)

BP BUSINESS PARK

VS VISITOR SERVING

OA OPEN AREA

RC RIVER CORRIDOR
SPECIAL MANAGEMENT AREA

HC HIGH COUNTRY
SPECIAL MANAGEMENT AREA

ROADS *

SCE/UTILITY EASEMENTS

CDFG SPINEFLOWER CONSERVATION EASEMENTS

LAND USE OVERLAYS (POTENTIAL LOCATIONS):

CP COMMUNITY PARK

NP NEIGHBORHOOD PARK

ES ELEMENTARY SCHOOL

JH JUNIOR HIGH SCHOOL

HS HIGH SCHOOL

LB LIBRARY

GC GOLF COURSE

CLK COMMUNITY LAKE

FS FIRE STATION

S ELECTRICAL SUBSTATION

WR WATER RECLAMATION PLANT

Roads/road rights of way within CDFG spineflower conservation easements and all other spineflower preserves are subject to realignment prior to subdivision approval pursuant to Board motion March 26, 2003.

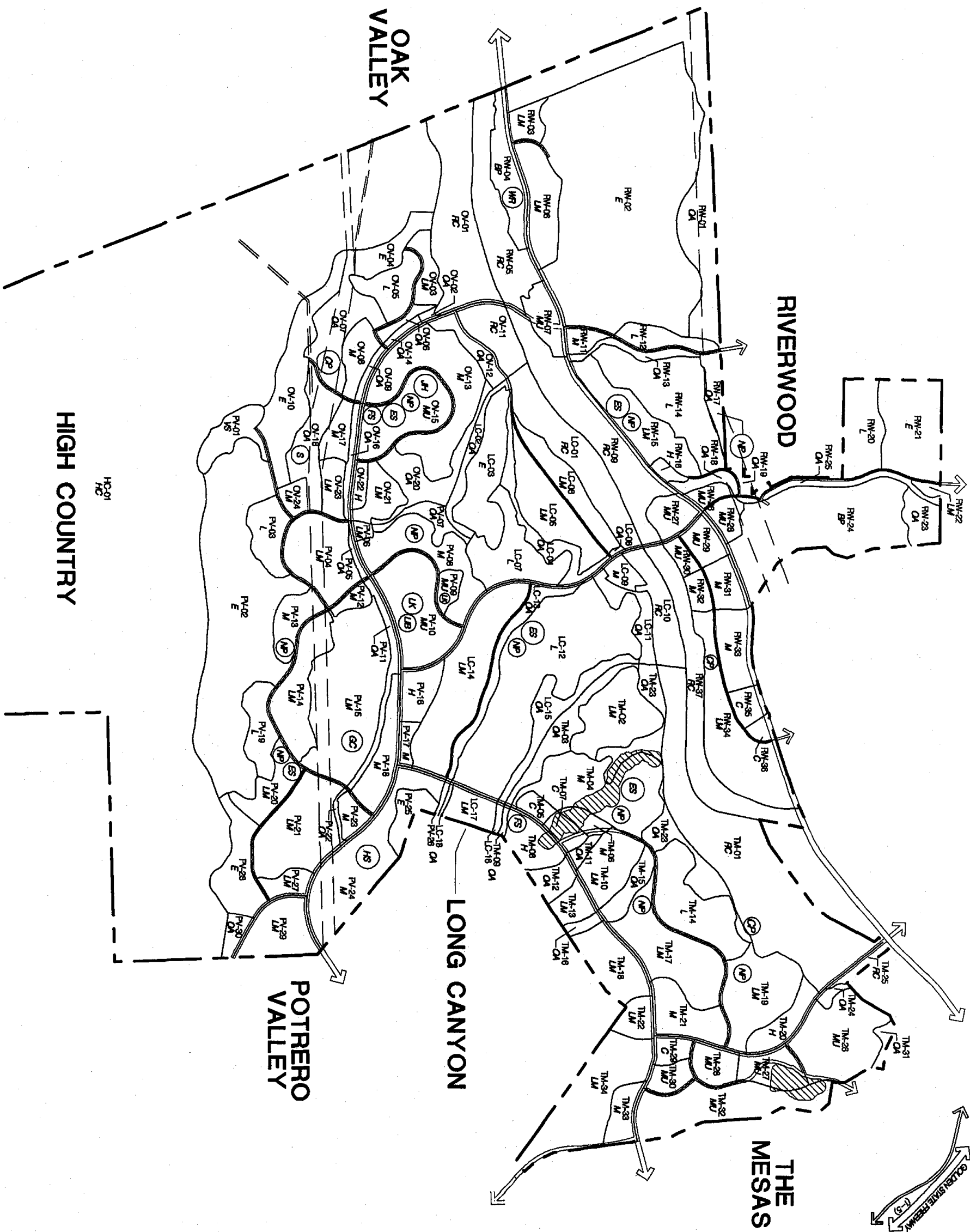
English 0 1000 2000
Metric 0 2000 4000 6000

Computer Mapping by KORMA Systems

ANNOTATED LAND USE PLAN

EXHIBIT 5.4-1

MAY 2003
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SPECIFIC PLAN IMPLEMENTATION
5.4 MONITORING PROGRAM

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE

RIVERWOOD			RESIDENTIAL				NON-RESIDENTIAL		
			Dwelling Units		Second Units ¹				
	Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.	
RESIDENTIAL									
E	ESTATE	RW-02	596.7	215	323	215	323	-	-
E		RW-21	95.7	19	29	19	29	-	-
L	LOW	RW-12	29.0	26	39	-	39	-	-
L		RW-14	119.7	108	162	-	162	-	-
L		RW-20	49.5	45	68	-	68	-	-
LM	LOW-MEDIUM	RW-03	20.3	117	176	-	-	-	-
LM		RW-06	64.2	299	449	-	-	-	-
LM		RW-15	81.5	377	566	-	-	-	-
LM		RW-22 ²	5.3	30 ²	45 ²	-	-	-	-
LM		RW-34 ³	(118.6) [116.6]	534 ³	801 ³	-	-	-	-
M	MEDIUM	RW-11	15.0	267	401	-	-	-	-
M		RW-31 ³	26.5	304 ³	456 ³	-	-	-	-
M		RW-32 ³	14.1	206 ³	309 ³	-	-	-	-
M		RW-33 ³	39.5	400 ³	600 ³	-	-	-	-
H	HIGH	RW-16	8.3	263	395	-	-	-	-
		(4,283.8)	[1,281.9]	3,210		234		0	
MIXED USE									
MU	MIXED USE	RW-07	(32.6) [30.9]	-	-	-	-	162,000	243,000
MU		RW-26	12.0	- ³	- ³	-	-	191,000	286,500
MU		RW-27 ³	27.8	- ³	- ³	-	-	396,000	594,000
MU		RW-28 ³	19.8	- ³	- ³	-	-	285,000	427,500
MU		RW-29 ³	25.0	- ³	- ³	-	-	317,000	475,500
MU		RW-30 ³	12.5	- ³	- ³	-	-	189,000	283,500
		(120.7)	128.0	-		0		1,540,000	
NON-RESIDENTIAL									
C	COMMERCIAL	RW-35	15.6	-	-	-	-	131,000	196,500
C		RW-36 ⁴	6.7	-	-	-	-	-	-
BUSINESS									
BP	PARK	RW-04	(50.3) [51.6]	-	-	-	-	200,000	300,000
BP		RW-24	197.0	-	-	-	-	1,095,000	1,642,500
OA	OPEN AREA	RW-01	197.2	-	-	-	-	-	-
OA		RW-13	17.2	-	-	-	-	-	-
OA		RW-17	22.6	-	-	-	-	-	-
OA		RW-18	13.7	-	-	-	-	-	-
OA		RW-19	10.4	-	-	-	-	-	-
OA		RW-23	27.1	-	-	-	-	-	-
OA		RW-25	23.5	-	-	-	-	-	-
RIVER									
RC	CORRIDOR	RW-05	(80.4) [98.9]	-	-	-	-	-	-
RC		RW-09	134.1	-	-	-	-	-	-
RC		RW-37	(106.6)	107.5	-	-	-	-	-
		(919.4)	[923.1]	0		0		1,426,000	
VILLAGE TOTAL:		2,332.9	3,210			234		2,966,000	

1 Second Units require a CUP.

2 The residential dwelling units within RW-22 are restricted to residences, single-family detached, which may include clustered single-family/court homes. Planning Area RW-22 shall not be converted to commercial land use.

3 The total number of residential dwelling units within the Planning Areas of the Indian Dunes portion of the Specific Plan Area (i.e., RW-27 and RW-29 through RW-34) shall not exceed 1,444.

4 Planning Area RW-36 has been identified as a potential site for a transit station.

SPECIFIC PLAN IMPLEMENTATION
5.4 MONITORING PROGRAM

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE
(continued)

OAK VALLEY			RESIDENTIAL				NON-RESIDENTIAL			
			Dwelling Units		Second Units ¹					
	Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.		
RESIDENTIAL										
E ESTATE	OV-04 ²	(33.2) [32.6]	12	18	12	0	(0)	-	(0)	-
E	OV-10 ²	98.1	28	42	28	0	(0)	-	(0)	-
L LOW	OV-05	41.2	37	56	-	0	-	-	-	-
LM LOW MEDIUM	OV-03	(24.4) [25.0]	108	162	-	-	-	-	-	-
LM	OV-21	30.1	139	209	-	-	-	-	-	-
LM	OV-23	21.8	72	108	-	-	-	-	-	-
LM	OV-24	13.9	52	78	-	-	-	-	-	-
M MEDIUM	OV-08	30.1	313	470	-	-	-	-	-	-
M	OV-13	136.4	1,216	1,824	-	-	-	-	-	-
M	OV-17	22.8	258	387	-	-	-	-	-	-
H HIGH	OV-22	11.2	281	422	-	-	-	-	-	-
		(460.0) [463.2]	2,516		40		0			
MIXED USE										
MU MIXED USE	OV-15	82.6	337	-	-	-	381,000	571,500		
		82.6	337		0		381,000			
NON-RESIDENTIAL										
OA OPEN AREA	OV-09	8.1	-	-	-	-	-	-	-	-
OA	OV-02	(40.4) [2.8]	-	-	-	-	-	-	-	-
OA	OV-07	69.8	-	-	-	-	-	-	-	-
OA	OV-06	10.1	-	-	-	-	-	-	-	-
OA	OV-12	(36.6) [25.7]	-	-	-	-	-	-	-	-
OA	OV-14	6.3	-	-	-	-	-	-	-	-
OA	OV-16	15.0	-	-	-	-	-	-	-	-
OA	OV-18	57.3	-	-	-	-	-	-	-	-
OA	OV-20	51.9	-	-	-	-	-	-	-	-
RC RIVER CORRIDOR	OV-01	(04.5)	-	-	-	-	-	-	-	-
RC	OV-11	(34.4)	-	-	-	-	-	-	-	-
		(400.4) [436.3]	0		0		0			
VILLAGE TOTAL:										
		(052.0) [982.1]	2,853		40		381,000			

1 Second Units require a CUP.

2 Construction of buildings and other structures shall only be permitted upon developed pads within Planning Areas OV-04 and OV-10 and shall not be permitted on southerly slopes facing High Country SMA or in the area between the original SEA 20 boundary and the High Country boundary (see Appendix 7.7).

SPECIFIC PLAN IMPLEMENTATION
5.4 MONITORING PROGRAM

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE
(continued)

POTRERO VALLEY		RESIDENTIAL				NON-RESIDENTIAL			
		Dwelling Units		Second Units ¹					
		Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
RESIDENTIAL									
E	ESTATE	PV-02 ²	341.0	93	140	93	140	-	-
E		PV-25	25.2	7	11	7	11	-	-
E		PV-28 ²	58.6	21	32	21	32	-	-
L	LOW	PV-03	39.9	36	54	-	54	-	-
L		PV-19	38.9	35	53	-	53	-	-
LM	LOW-MEDIUM	PV-04	82.2	309	484	-	-	-	-
LM		PV-06	5.7	27	41	-	-	-	-
LM		PV-14	72.8	189	284	-	-	-	-
LM		PV-15	178.7	280	420	-	-	-	-
LM		PV-20	39.6	98	147	-	-	-	-
LM		PV-21	105.9	245	368	-	-	-	-
LM		PV-27	18.8	69	104	-	-	-	-
LM		PV-29	58.6	229	344	-	-	-	-
M	MEDIUM	PV-08	80.4	758	1,137	-	-	-	-
M		PV-12	11.5	166	249	-	-	-	-
M		PV-13	34.8	212	318	-	-	-	-
M		PV-17	10.9	115	173	-	-	-	-
M		PV-18	47.2	350	525	-	-	-	-
M		PV-23	16.9	203	305	-	-	-	-
M		PV-24	122.6	307	461	-	-	-	-
H	HIGH	PV-16	31.4	692	1,038	-	-	-	-
			1,421.6	4,441		121		0	
MIXED USE									
MU	MIXED USE	PV-09	13.7	150	225	-	-	-	-
MU		PV-10	101.5	822	1,233	-	-	540,000	810,000
			115.2	972		0		540,000	
NON-RESIDENTIAL									
VS	VISITOR SERVING	PV-01	36.7	-	-	-	-	174,000	261,000
OA	OPEN AREA	PV-05	6.1	-	-	-	-	-	-
OA		PV-07	19.4	-	-	-	-	-	-
OA		PV-11	26.5	-	-	-	-	-	-
OA		PV-22	3.9	-	-	-	-	-	-
OA		PV-26	2.9	-	-	-	-	-	-
OA		PV-30	13.5	-	-	-	-	-	-
			109.0	0		0		174,000	
VILLAGE TOTAL:			1,645.8	5,413		121		714,000	

¹ Second Units require a CUP.

² Construction of buildings and other structures shall only be permitted upon developed pads within Planning Areas PV-02 and PV-28 and shall not be permitted on southerly slopes facing High Country SMA or in the area between the original SEA 20 boundary and the High Country boundary (see Appendix 7.7).

SPECIFIC PLAN IMPLEMENTATION
5.4 MONITORING PROGRAM

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE
(continued)

LONG CANYON			RESIDENTIAL					NON-RESIDENTIAL	
			Dwelling Units		Second Units ¹				
	Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.	
RESIDENTIAL									
E	ESTATE	LC-03	(77.7) [76.1]	28	42	28	42	-	
L	LOW	LC-07	75.3	68	102	-	102	-	
L		LC-12	261.2	235	353	-	353	-	
LM	LOW-MEDIUM	LC-05	(79.5) [75.9]	437	656	-	-	-	
LM		LC-06	48.5	247	371	-	-	-	
LM		LC-14	139.4	377	566	-	-	-	
LM		LC-17	27.4	70	105	-	-	-	
M	MEDIUM	LC-09	(20.1) [15.5]	231	347	-	-	-	
			729.4 [719.3]	1,693		28		0	
NON-RESIDENTIAL									
OA	OPEN AREA	LC-02	(23.3) [23.6]	-	-	-	-	-	
OA		LC-04	(35.0) [39.6]	-	-	-	-	-	
OA		LC-08	1.7	-	-	-	-	-	
OA		LC-11	(40.8) [28.5]	-	-	-	-	-	
OA		LC-13	40.2	-	-	-	-	-	
OA		LC-15	44.9	-	-	-	-	-	
OA		LC-16	3.5	-	-	-	-	-	
OA		LC-18	2.2	-	-	-	-	-	
RC	RIVER CORRIDOR	LC-01	(100.0) [100.3]	-	-	-	-	-	
RC		LC-10	(34.6) [48.5]	-	-	-	-	-	
			(323.2) [333.1]	0		0		0	
VILLAGE TOTAL:			(1,052.3) [1,052.4]	1,693		28		0	

1 Second Units require a CUP.

**SPECIFIC PLAN IMPLEMENTATION
5.4 MONITORING PROGRAM**

**TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE
(continued)**

THE MESAS		RESIDENTIAL						NON-RESIDENTIAL			
		Dwelling Units				Second Units ¹					
	Planning Area	Gross Acres	Planned Units	Maximum Units		Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.		Maximum Bldg. Square Ft.	
RESIDENTIAL											
L LOW	TM-14	89.7	81	122		-	122		-		-
LM LOW- MEDIUM	TM-02	77.1	313	470		-	-		-		-
LM	TM-10	51.5	148	222		-	-		-		-
LM	TM-13	21.2	63	95		-	-		-		-
LM	TM-17	105.7	364	546		-	-		-		-
LM	TM-18	57.6	129	194		-	-		-		-
LM	TM-19	{93.6} [90.1]	294	441		-	-		-		-
LM	TM-22	22.2	52	78		-	-		-		-
LM	TM-34	124.2	332	498		-	-		-		-
M MEDIUM	TM-04	{122.0} [122.8]	{1,200} [1,076]	{1,940} [1,614]		-	-		-		-
M	TM-06	13.4	{444} [83]	{242} [125]		-	-		-		-
M	TM-21	53.6	586	879		-	-		-		-
M	TM-33	27.0	320	480		-	-		-		-
H HIGH	TM-08	38.9	{626} [568]	{938} [852]		-	-		-		-
H	TM-20	32.0	515	773		-	-		-		-
		{930.6} [926.9]	{5,262} [4,924]			0			0		
MIXED USE											
MU MIXED USE	TM-26	107.0	{443} [439]	{665} [659]		-	-	{1,010,000} [1,009,500]	{1,528,500} [1,514,250]		
MU	TM-27	36.2	{380} [258]	{670} [387]		-	-	{133,000} [90,000]	{100,500} [135,000]		
MU	TM-28	28.3	591	887		-	-				
MU	TM-30	20.3	314	471		-	-				
MU	TM-32	111.1	{1,456} [1,190]	{2,184} [1,785]		-	-	{86,000} [69,500]	{127,500} [104,250]		
		302.9	{3,184} [2,792]			0		{1,237,000} [1,169,000]			
NON-RESIDENTIAL											
C COMMERCIAL	TM-05	12.6	-	-		-	-	119,000		178,500	
C	TM-07	16.1	-	-		-	-	{134,000} [70,000]	{201,000} [105,000]		
C	TM-29	16.2	-	-		-	-	130,000		195,000	
OA OPEN AREA	TM-03	42.2	-	-		-	-				
OA	TM-09	3.1	-	-		-	-				
OA	TM-11	7.6	-	-		-	-				
OA	TM-12	20.5	-	-		-	-				
OA	TM-15	24.1	-	-		-	-				
OA	TM-16	7.3	-	-		-	-				
OA	TM-23	{136.5} [77.7]	-	-		-	-				
OA	TM-24	{7.0} [6.2]	-	-		-	-				
OA	TM-31	6.5	-	-		-	-				
RIVER											
RC CORRIDOR	TM-01	{223.8} [286.3]	-	-		-	-				
RC	TM-25	{8.2} [9.9]	-	-		-	-				
		{532.6} [536.3]	0			0		{383,000} [319,000]			
VILLAGE TOTAL:		1,766.1	{8,446} [7,716]			0		{1,620,000} [1,488,000]			

1 Second Units require a CUP.

SPECIFIC PLAN IMPLEMENTATION
5.4 MONITORING PROGRAM

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE
(continued)

HIGH COUNTRY		RESIDENTIAL				NON-RESIDENTIAL		
		Dwelling Units		Second Units ¹				
Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.	
NON-RESIDENTIAL								
HC	HC-01	{4,243.8} [4,184.6]	-	-	-	-	-	-
		{4,243.8} [4,184.6]	-	-	-	-	-	-
TOTAL		{4,243.8} [4,184.6]	0	0	0	0	0	0
GRAND TOTAL:		11,963.8 {24,645} [20,885]		423		{5,681,000} [5,549,000]		

¹ Second Units require a CUP.

5. Infrastructure and Community Amenities Improvement Summary

The Infrastructure and Community Amenities Improvement Summary, Table 5.4-3, is intended to provide for an ongoing, updated documentation of dates of dedication or completion of required infrastructure and community amenities for each subdivision over the life of the *Specific Plan*. An updated, revised Infrastructure and Community Amenities Improvement Summary must be submitted annually and with each tentative subdivision map permitting construction.

SPECIFIC PLAN IMPLEMENTATION
5.4 MONITORING PROGRAM

TABLE 5.4-3

INFRASTRUCTURE AND COMMUNITY AMENITIES IMPROVEMENT SUMMARY

Village		
Tract/Parcel Map No.	Date of Completion	Date of Dedication
Infrastructure Requirements		
Roads		
Bridges		
Other		
a)		
b)		
c)		
d)		
Community Amenities Requirements		
List		
a)		
b)		
c)		
d)		

EXHIBIT C

Revised Mitigation Monitoring Plans

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
			1.	2.	3.
4.1 GEOTECHNICAL AND SOIL RESOURCES 4.1-1. The standard building setbacks from ascending and descending man-made slopes are to be followed in accordance with Section 1806.4 of the Los Angeles County Building Code, unless superseded by specific geologic and/or soils engineering evaluations. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 44)	Applicant (Civil Engineer, Geotechnical Engineer, Engineering Geologist)	Building and Grading Plan Check	1. LACDPW, Geology/Soils Section, and Building and Safety	2. Monitoring Agency	3. Monitoring Phase
			2. LACDPW, Building and Safety and Geology/Soils Section		
			3. Prior to Issuance of Building Permits		

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)				
4.1-2.	The existing Grading Ordinance for planting and irrigation of cut-slopes and fill slopes is to be adhered to for grading operations within the project site. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 44)	Applicant (Civil Engineer)	Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permits
4.1-3.	In order to safeguard against major seismic-related structural failures, all buildings within the project boundaries are to be constructed in conformance with the Los Angeles County Uniform Building Code, as applicable.	Applicant (Project Structural Engineer)	Building Plan Check	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permits
MITIGATION FOR GEOLOGIC HAZARDS				
4.1-4.	The location and dimensions of the exploratory trenches and borings undertaken by Allan E. Seward Engineering Geology, Inc. and R.T. Franklan & Associates are to be noted on all grading plans relative to future building plans, unless the trenches and/or borings are removed by future grading operations. If future foundations traverse the trenches or borings, they are to be reviewed and approved by the project Geotechnical Engineer. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 45)	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans; grading
4.1-5.	Wherever the Pacoima Formation is exposed, it may be potentially expansive; therefore, it is to be tested by the project Soils Engineer at the grading plan stage to determine its engineering characteristics and mitigation requirements, as necessary.	Applicant (Geotechnical Engineer)	Grading Plan Check	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans
4.1-6.	Should any expansive soils be encountered during grading operations, they are not to be placed nearer the finished surface than 8 feet below the bottom of the subgrade elevation. This depth is subject to revision depending upon the expansive potential measured during grading. (R.T. Franklan & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer) Grading Contractor	Field Investigation	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. During Grading

Mitigation Measures/Conditions of Approval			Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)					
4.1-7. If expansive materials are encountered at subgrade elevation in cut areas, the soils are to be removed to a depth of 8 feet below the "finished" or "subgrade" surface and the excavated area backfilled with nonexpansive, properly compacted soils. This depth is subject to revision depending upon the expansive potential measured during grading. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Investigation	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. During Grading		
4.1-8. At the time of subdivision, which allows construction, areas subject to liquefaction are to be mitigated to the satisfaction of the project Geotechnical Engineer prior to site development. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Issuance of Grading Permit(s)		
4.1-9. Subdrains are to be placed in areas of high ground water conditions (Potrero Canyon, in particular) or wherever extensive irrigation is planned. The systems are to be designed to the specifications of the Newhall Ranch Specific Plan Geotechnical Engineer.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Issuance of Grading Permit and Verify During Grading		
4.1-10. Subdrains are to be placed in the major and minor canyon fills, behind stabilization blankets, buttress fills, and retaining walls, and as required by the Geotechnical Engineer during grading operations. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Issuance of Grading Permit and Verify During Grading		
4.1-11. Canyon subdrains may be installed in "V"-ditches or in a rectangular trench excavated to expose competent material or bedrock as approved by the Geotechnical Engineer.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Issuance of Grading Permit and Verify During Grading		

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)			
4.1-12. The vertical spacing of subdrains behind buttress fills, stabilization blankets, etc., are to be a maximum of 15 feet. The gradient is to be at least 2 percent to the discharge end. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Issuance of Grading Permit and Verify During Grading
4.1-13. Geological materials subject to hydroconsolidation (containing significant void space) are to be removed prior to the placement of fill. Specific recommendations relative to hydroconsolidation are to be provided by the project Geotechnical Engineer at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 44)	Applicant (Geotechnical Engineer and Engineering Geologist)	Receipt of Specific Hydro-consolidation Recommendations Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans and Verify During Grading
4.1-14. Proposed structures on ridgelines will have a minimum 20-foot horizontal setback from the margin of the bedrocks to prevent perched or ground water levels where relatively impermeable materials can block downward migration.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section, and Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Grading Permits and Verify during Grading
4.1-15. Subsurface exploration is required to delineate the depth and lateral extent of the landslides shown on the geologic map. This work shall be undertaken at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 15) Landslides must be mitigated through stabilization, removal, and/or building setbacks as determined by the Newhall Ranch Specific Plan Geotechnical Engineer, and to the satisfaction of the Los Angeles County Department of Public Works.	Applicant (Geotechnical Engineer and Engineering Geologist)	Receipt of Exploratory Data and Mitigation Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plan and Verify During Grading
4.1-16. At the subdivision stage, the existence of landslides designated with "3" on Figure 4.1-2, Existing Landslide Areas, and within or adjacent to the development area is to be confirmed. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 15) If landslides are confirmed in these areas, they are to be mitigated through stabilization, removal, and/or building setbacks as determined by the Newhall Ranch Specific Plan Geotechnical Engineer.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plan and Verify During Grading

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval			Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)					
4.1-17. The existence, or lack thereof, of landslides on or adjacent to the roadway alignments for the extension of Magic Mountain Parkway and Valencia Boulevard will be evaluated by subsurface investigations at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 13 December 1995, p. 11) If landslides are confirmed in these areas, they are to be mitigated through stabilization, removal, and/or building setbacks as determined by the Newhall Ranch Specific Plan Geotechnical Engineer.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plan and Verify During Grading		
4.1-18. The potential hazards associated with debris flow scars and other possible surficial failures located in proximity to the roadway alignments for the extension of Magic Mountain Parkway and Valencia Boulevard will be evaluated at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 13 December 1995, p. 11) These areas are to be mitigated as determined by the Newhall Ranch Specific Plan Geotechnical Engineer.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plan and Verify During Grading		
4.1-19. Remove debris from surficial failures during grading operations prior to the placement of fill. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 16)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. During Grading Operations		
4.1-20. All soils and/or unconsolidated slopewash and landslide debris is to be removed prior to the placement of compacted fills. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 45)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to approval of Final Grading Plan and During Grading		

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)			
4.1-21. Cut-slopes, which will expose landslide material, are to undergo geologic and geotechnical evaluation at the subdivision stage to determine their stability and degree of consolidation. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 15) Several options are available to mitigate potential landslide failure in the proposed cut-slopes. Landslides may be stabilized with buttress fills or shear keys designed by the Newhall Ranch Specific Plan Geotechnical Engineer; landslide material can be entirely removed and replaced with a stability fill; or the slope can be redesigned to avoid the landslide. Landslides underlying cut pad or road areas may be removed or partially removed if the Newhall Ranch Specific Plan Geologist and Geotechnical Engineer conclude that the landslide is stable and sufficiently consolidated to build on. Landslides located on ascending natural slopes above proposed graded areas will also require evaluation for stability. Unstable landslides on natural slopes above graded areas will either require stabilization, removal or building setbacks to mitigate potential hazards.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plan and During Grading
4.1-22. Additional geologic investigations are required prior to approval of future tentative maps which allow construction, or grading plans to determine the geologic and geotechnical feasibility of the fifteen (15) lots proposed in the High Country SMA.	Applicant (Geotechnical Engineer)	Grading Plan Check	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Tentative Maps for the 15 Estate Residential Lots
4.1-23. Prior to construction of the road embankment located within landslide Qls II, a compacted fill shear key will be constructed at the property boundary. (R.T. Franklan & Associates, 19 September 1994, p. 6)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section, and Building and Safety 2. LACDPW, Building and Safety 3. Prior to Construction of the Road Embankment and Verify During Grading
4.1-24. Landslides, which will not affect the proposed grading concept, are to be placed in Restricted Use Areas on the Final Maps. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 43)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Maps

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase		
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)					
4.1-25. Surficial stability of cut-slopes designated with a "G" are to be fully evaluated at the subdivision stage, due to the possibility of wedge failures or surficial material in the slope. Corrective grading measures are to be presented in detail as mitigation at both the subdivision and Grading Plan stages of development. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, pp. 17, 43)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans and During Grading		
4.1-26. Cut slopes designated as "P" are potentially unstable and are to be fully evaluated at the subdivision stage to ascertain whether they are stable as designed. Corrective grading measures are to be presented in detail as mitigation at both the subdivision and Grading Plan stages of development. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, pp. 17, 43)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans and During Grading		
4.1-27. Cut-slopes designated with a "U" are to be further investigated at the subdivision stage to confirm underlying geologic conditions and slope stability. Corrective grading measures are to be presented in detail as mitigation at both the subdivision and Grading Plan stages of development. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, pp. 17, 43)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans and During Grading		
4.1-28. Cut-slopes associated with the construction of the proposed extensions of Magic Mountain Parkway and Valencia Boulevard are to be further investigated at the subdivision stage to confirm the underlying geologic conditions and slope stability. Corrective measures are to be required if it is determined that the cut-slopes will not be stable. (Allan E. Seward Engineering Geology, Inc., 13 December 1995, pp. 11 & 12)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans and During Grading		

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
			1.	2.	3.
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)					
4.1-29. Orientations of the bedrock attitudes are to be evaluated by the Newhall Ranch Specific Plan Engineering Geologist to identify locations of required buttress fills. Buttress fill design and recommendations, if necessary, are to be presented as mitigation during the grading plan stage. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	
4.1-30. All fills, unless otherwise specifically designed, are to be compacted to at least 90 percent of the maximum dry unit weight as determined by ASTM Designation D 1557-91 Method of Soil Compaction. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. During Grading		
4.1-31. No fill is to be placed until the area to receive the fill has been adequately prepared and approved by the Geotechnical Engineer. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading		
4.1-32. Fill soils are to be kept free of all debris and organic material. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading		
4.1-33. Rocks or hard fragments larger than 8 inches are not to be placed in the fill without approval of the Geotechnical Engineer, and in a manner specified for each occurrence. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading		
4.1-34. Rock fragments larger than 8 inches are not to be placed within 10 feet of finished pad grade or the subgrade of roadways or within 15 feet of a slope face. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading		

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)			
4.1-35. Rock fragments larger than 8 inches may be placed in windrows, below the limits given above, provided the windrows are spaced at least 5 feet vertically and 15 feet horizontally. Granular soil must be flooded around windrows to fill voids between the rock fragments. The granular soil is to be wheel rolled to assure compaction. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-36. The fill material is to be placed in layers which, when compacted, is not to exceed 8 inches per layer. Each layer is to be spread evenly and is to be thoroughly mixed during the spreading to insure uniformity of material and moisture. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-37. When moisture content of the fill material is too low to obtain adequate compaction, water is to be added and thoroughly dispersed until the soil is approximately 2 percent over optimum moisture content. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-38. When the moisture content of the fill material is too high to obtain adequate compaction, the fill material is to be aerated by blading or other satisfactory methods until the soil is approximately two percent over optimum moisture content. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-39. Where fills toe out on a natural slope or surface, a keyway, with a minimum width of 16 feet and extending at least 3 feet into firm, natural soil, is to be cut at the toe of the fill. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-40. Where the fills toe out on a natural or cut slope and the natural or cut slope is steeper than 5 horizontal to 1 vertical, a drainage bench with a width of at least 8 feet is to be established at the toe of the fill. Fills may be placed over cut slopes if the visible contact between the fill and cut is steeper than 45 degrees. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)				
4.1-41.	When placing fills over slopes, sidewall benching is to extend into competent material, approved by the Geotechnical Engineer, with vertical benches not less than 4 feet. (R.T. Franklan & Associates, 19 September 1994, Appendix I) Competent material is defined as being free of loose soil, heavy fracturing or compressive soils.	Applicant (Geotechnical Engineer and Engineering Geologist)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-42.	When constructing fill slopes, the grading contractor is to avoid spillage of loose material down the face of the slope during the dumping and compacting operations. (R.T. Franklan & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-43.	The outer faces of fill slopes are to be compacted by backing a sheepsfoot compactor over the top of the slope, and thoroughly covering all of the slope surface with overlapping passes of the compactor. Compaction of the slope is to be repeated after each 4 feet of fill has been placed. The required compaction must be obtained prior to placement of additional fill. As an alternate, the slope can be overbuilt and cut back to expose a compacted core. (R.T. Franklan & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-44.	All artificial fill associated with past petroleum activities as well as other existing artificial fill, are to be evaluated by the Newhall Ranch Specific Plan Geotechnical Engineer at the subdivision and/or Grading Plan Stage. (Allan E. Seward Engineering Geology, 19 September 1994, Inc., p. 45) Unstable fills are to be mitigated through removal, stabilization, or other means as determined by the Newhall Ranch Specific Plan Geotechnical Engineer.	Applicant (Geotechnical Engineer and Engineering Geologist)	Receipt of Geotechnical Evaluation Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to Approval of Final Subdivision Maps or Grading Plans, and Verify During Grading
4.1-45.	Surface runoff from the future graded areas is not to run over any natural, cut, or fill slopes. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 20)	Applicant (Civil Engineer and Construction Superintendent)	Include this Measure in Specifications Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)				
4.1-46.	Runoff from future pads and structures is to be collected and channeled to the street and/or natural drainage courses via non-erosive drainage devices. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 20)	Applicant (Civil Engineer and Construction Superintendent)	Include this Measure in Specifications Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-47.	Water is not to stand or pond anywhere on the graded pads. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 20)	Applicant (Civil Engineer and Construction Superintendent)	Include this Measure in Specifications Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-48.	Oil and water wells that might occur on site are to be abandoned in accordance with State and local regulations. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 45)	Applicant (Well abandonment Specialist)	Receipt of Confirmation of Abandonment	1. California Department of Conservation, Division of Oil and Gas, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to Issuance of Grading Permits
4.1-49.	If any leaking or undocumented oil wells are encountered during grading operations, their locations are to be surveyed and the current well conditions evaluated immediately. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 21) Measures are to be taken to document the wells, abandonment, and remediate the well sites (if necessary) in accordance with State and local regulations.)	Applicant (Civil Engineer and Well Abandonment Specialist)	Include Measure in Specifications Field Documentation	1. California Department of Conservation, Division of Oil and Gas, Building and Safety 2. California Department of Conservation, Division of Oil and Gas, Building and Safety 3. During Grading
4.1-50.	The exact status and location of the Exxon (Newhall Land & Farming) oil well #31 will be evaluated at the subdivision stage. If necessary, the well will be abandoned in accordance with State and local regulations. (Allan E. Seward Engineering Geology, Inc., 13 December 1995, p. 12)	Applicant (Civil Engineer and Well Abandonment Specialist)	Locate Well #31 on Tract Map Documentation of Abandonment, if applicable	1. California Department of Conservation, Division of Oil and Gas, Building and Safety 2. California Department of Conservation, Division of Oil and Gas, Building and Safety 3. Prior to Issuance of Grading Permit

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)					
MITIGATION FOR SEISMIC HAZARDS					
4.1-51. Survey control will be required to precisely locate the Salt Creek and Del Valle Faults at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 33)	Applicant (Civil Engineer and Geologist)	Receipt of Geotechnical Documentation	1. LACDPW, Geology Section	2. LACDPW, Geology Section	3. Prior to Tract Map/Site Plan Approvals as Applicable
4.1-52. Additional subsurface trenching will be performed within the Holser Structural Zone on Newhall Ranch during the subdivision stage to evaluate its existence. Within Potrero Canyon, additional subsurface evaluation will be performed during the subdivision stage to confirm that nontectonic alluvial movement was the cause of surface ground cracking during the January 17, 1994 earthquake, and to evaluate the potential for shallow-depth faults. (Allan E. Seward Engineering Geology, Inc. 19 September 1994, p. 42, as revised above)	Applicant (Engineering Geologist)	Receipt of Geotechnical Documentation	1. LACDPW, Geology Section	2. LACDPW, Geology Section	3. Prior to Tract Map/Site Plan Approvals as Applicable
No distinct evidence for Holocene activity on any of the faults traversing the Newhall Ranch Specific Plan site was observed during Allan E. Seward Engineering Geology, Inc.'s investigation; however, based on the distinct nature of faulting, the possible association of minor seismic activity, and compatible orientation of the faulting in relation to the current stress regime of the Transverse Ranges, preliminary Building Setback Zones have been designated around the mapped fault zones (see Figure 4.1-4).					
4.1-53. Precise Building Setback Zones for the Newhall Ranch Specific Plan site are to be defined at the subdivision stage.	Applicant (Civil Engineer and Geologist)	Setback Zones Identified on Tract Maps/Site Plans	1. LACDPW, Geology Section, and Building and Safety	2. LACDPW, Geology Section, and Building and Safety	3. Prior to Tract Map and Site Plan and Final Map Approvals, as Applicable
4.1-54. Due to the potential activity of the Salt Creek and Del Valle Faults, site development is to remain outside of Building Setback Zones around fault traces, and the possible fault zone connecting them (see Figure 4.1-4). (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 42) The zone shown around the possible fault connecting the Del Valle and Salt Creek Faults may be deleted if future work shows that this fault segment does not exist.	Applicant (Civil Engineer and Geologist)	Setback Zones Identified on Tract Maps/Site Plans	1. LACDPW, Geology Section, and Building and Safety	2. LACDPW, Geology Section, and Building and Safety	3. Prior to Tract Map/Site Plan/Final Map Approvals, as Applicable

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval				
Party Responsible for Implementing Mitigation	Monitoring Action	1.	2.	3.
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)				
4.1-55. To minimize potential hazards from shattered ridge effects, structures and storage tanks proposed on ridgelines are to have a minimum 20 foot setbacks from the margins of the bedrock. Designation of specific building setbacks will require evaluation at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 40) Building setback zones are to be identified on all site plans and tract maps for the site.	Applicant (Engineering Geologist)	Setback Zones Identified on Tract Maps/Site Plans	1.	LACDPW, Geology Section, and Building and Safety
			2.	LACDPW, Geology Section, and Building and Safety
4.1-56. The potential for ground motion and ground failure associated with a seismic event in proximity to the planned roadway alignments of Magic Mountain Parkway and Valencia Boulevard will be evaluated at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 13 December 1995, p. 11) Mitigation to reduce associated significant impacts will also be identified at that time.	Applicant (Engineering Geologist)	Receipt of Geotechnical Report and Mitigation	3.	Prior to Tract Map/Site Plan Approvals, as Applicable
			1.	LACDPW, Geology/Soils Section, and Building and Safety
			2.	LACDPW, Geology/Soils Section, and Building and Safety
			3.	Prior to Final Map Approval

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
4.2 FLOOD				
4.2-1. All on- and off-site flood control improvements necessary to serve the Newhall Ranch Specific Plan are to be constructed to the satisfaction of the County of Los Angeles Department of Public Works Flood Control Division.	Applicant (Civil Engineer)	Approval of Drainage Plans	1. LACDPW, FCD 2. LACDPW, FCD 3. Prior to Issuance of Occupancy Permit(s)	
4.2-2. All necessary permits or letters of exemption from the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Game, and the Regional Water Quality Control Board for Specific Plan-related development are to be obtained prior to construction of drainage improvements. The performance criteria to be used in conjunction with 1603 agreements and/or 404 permits are described in Section 4.6, Biological Resources, Mitigation Measures 4.6-1 through 4.6-10 (restoration) and 4.6-11 through 4.6-16 (enhancement).	Applicant	Field Verification Receipt of all Necessary Permit(s)	1. ACOE, USFWS, CDFG, RWQCB/LAR 2. ACOE, USFWS, CDFG, RWQCB/LAR 3. Prior to Grading	
4.2-3. All necessary streambed agreement(s) are to be obtained from the California Department of Fish and Game wherever grading activities alter the flow of streams under CDFG jurisdiction. The performance criteria to be used in conjunction with 1603 agreements and/or 404 permits are described in Section 4.6, Biological Resources, Mitigation Measures 4.6-1 through 4.6-10 (restoration) and 4.6-11 through 4.6-16 (enhancement).	Applicant	Receipt of Streambed Agreements	1. CDFG 2. LACDPW, FCD 3. Prior to Grading	
4.2-4. Conditional Letters of Map Revision (CLOMR) relative to adjustments to the 100-year FIA flood plain are to be obtained by the applicant after the proposed drainage facilities are constructed.	Applicant (Civil Engineer)	Receipt of CLOMR(s)	1. Federal Insurance Administration 2. LACDPW 3. Upon Completion of Facilities	
4.2-5. Prior to the approval and recordation of each subdivision map, a Hydrology Plan, Drainage Plan, and Grading Plan (including an Erosion Control Plan if required) for each subdivision must be prepared by the applicant of the subdivision map to ensure that no significant erosion, sedimentation, or flooding impacts would occur during or after site development. These plans shall be prepared to the satisfaction of the County of Los Angeles Department of Public Works.	Applicant (Project Engineer)	Approval of Final Hydrology Plan, Final Drainage Plan, and Final Grading Plan	1. LACDPW, FCD and Geology/Soils Section 2. LACDPW, FCD and Geology/Soils Section 3. Prior to Recording of Each Subdivision Map	

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency Monitoring Phase
4.2 FLOOD (cont.)				
4.2-6.	Install permanent erosion control measures, such as desilting and debris basins, drainage swales, slope drains, storm drain inlet/outlet protection, and sediment traps in order to prevent sediment and debris from the upper reaches of the drainage areas which occur on the Newhall Ranch site from entering storm drainage improvements. These erosion control measures shall be installed to the satisfaction of the County of Los Angeles Department of Public Works.	Applicant (Project Engineer)	Field Verification	1. LACDPW, FCD 2. LACDPW, FCD 3. Prior to Issuance of Occupancy Permits
4.2-7.	The applicant for any subdivision map permitting construction shall satisfy all applicable requirements of the NPDES Program in effect in Los Angeles County to the satisfaction of the County of Los Angeles Department of Public Works. These requirements currently include preparation of an Urban Storm Water Mitigation Plan (USWMP) containing design features and Best Management Practices (BMPs) appropriate and applicable to the subdivision. In addition, the requirements currently include preparation of a Storm Water Management Pollution Prevention Plan (SWPPP) containing design features and BMPs appropriate and applicable to the subdivision. The County of Los Angeles Department of Public Works shall monitor compliance with those NPDES requirements.	Applicant (Construction Superintendent)	Submittal of USWMP and SWPPP to RWQCBLAR Field Verification	1. RWQCBLAR 2. LACDPW, Building and Safety 3. Prior to Grading and During Grading Operations
4.2-8.	The applicant for any subdivision map permitting construction shall comply with all appropriate requirements of the County of Los Angeles Standard Urban Stormwater Mitigation Plan ("SUSMP") requirements, and comply with the SWRCB-issued General Permit for Construction Activity Storm Water (SWRCB Order 99-08-DWQ), as it may be amended from time to time or replaced by other applicable stormwater permits.	Applicant (Construction Superintendent)	Submittal of SUSMP to LACDPW Field Verification	1. LACDPW, FCD 2. LACDPW, FCD 3. Prior to Issuance of Occupancy Permits

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring		
		Action	1. Enforcement Agency	2. Monitoring Agency
				3. Monitoring Phase
4.3 CULTURAL/PALEONTOLOGICAL RESOURCES				
The following mitigation measures are derived from the Los Angeles County Environmental Document Reporting Procedures and Guidelines for paleontological resources and Appendix K of the CEQA Guidelines for the protection of cultural resources. Both documents require that reasonable efforts be made to reduce significant impacts on cultural resources to levels below identified thresholds of significance:				
4.3-1. Any adverse impacts to California-LAN-2133, -2235, and the northern portion of -2233 are to be mitigated by avoidance and preservation. Should preservation of these sites be infeasible, a Phase III data recovery (salvage excavation) operation is to be completed on the sites so affected, with archaeological monitoring of grading to occur during subsequent soils removals on the site. This will serve to collect and preserve the scientific information contained therein, thereby mitigating all significant impacts to the affected cultural resource.	Applicant (Archaeologist)	1. Qualified Archaeologist Present During Grading Activities of Sites	1. LA County Department of Regional Planning	
			2. LA County Department of Regional Planning	
			3. Prior to and During Grading Activities, as appropriate	
4.3-2. Any significant effects to California-LAN-2241 are to be mitigated through site avoidance and preservation. Should this prove infeasible, an effort is to be made to relocate, analyze and re-inter the disturbed burial at some more appropriate and environmentally secure locale within the region.	Applicant (Archaeologist)	1. Qualified Archaeologist Present During Grading Activities of site if not located before	1. LA County Department of Regional Planning	
			2. LA County Department of Regional Planning	
			3. Prior to and During Grading Activities, as appropriate	
4.3-3. In the unlikely event that additional artifacts are found during grading within the development area or future roadway extensions, an archaeologist will be notified to stabilize, recover and evaluate such finds.	Applicant (Archaeologist)	1. Include this Measure in Subdivision Map	1. LA County Department of Regional Planning	
		2. Conditions if appropriate	2. LA County Department of Regional Planning	
			3. During Tentative Map Processing	

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
4.3 CULTURAL/PALEONTOLOGICAL RESOURCES (cont.) 4.3-4. As part of an inspection testing program, a Los Angeles County Natural History Museum-approved inspector is to be on site to salvage scientifically significant fossil remains. The duration of these inspections depends on the potential for the discovery of fossils, the rate of excavation, and the abundance of fossils. Geological formations (like the Saugus Formation) with a high potential will initially require full time monitoring during grading activities. Geologic formations (like the Quaternary terrace deposits) with a moderate potential will initially require half-time monitoring. If fossil production is lower than expected, the duration of monitoring efforts should be reduced. Because of known presence of microvertebrates in the Saugus Formation, samples of at least 2,000 pounds of rock shall be taken from likely horizons, including localities 13, 13A, 14, and 23. These samples can be stockpiled to allow processing later to avoid delays in grading activities. The frequency of these samples will be determined based on field conditions. Should the excavations yield significant paleontological resources, excavation is to be stopped or redirected until the extent of the find is established and the resources are salvaged. Because of the long duration of the Specific Plan, a reassessment of the paleontological potential of each rock unit will be used to develop mitigation plans for subsequent subdivisions. The report shall include an itemized inventory of the fossils, pertinent geologic and stratigraphic data, field notes of the collectors and include recommendations for future monitoring efforts in those rock units. Prior to grading, an agreement shall be reached with a suitable public, non-profit scientific repository, such as the Los Angeles County Museum of Natural History or similar institution, regarding acceptance of fossil collections.	Applicant (Archaeologist)	LA County Natural History Museum-Approved Inspector Present During Grading Activities	LA County Department of Regional Planning LA County Department of Regional Planning During Grading Activities in the Pico Formation, Saugus Formation, Quaternary Terrace Deposits, and Quaternary Older Alluvium	
4.4 AGRICULTURAL RESOURCES 4.4-1. Purchasers of homes located within 1,500 feet of an agricultural field or grazing area are to be informed of the location and potential effects of farming uses prior to the close of escrow.	Applicant	Include this Information in CC&Rs	LA County Department of Regional Planning LA County Department of Regional Planning At Home Sales	
4.4-2. New homes within 1,500 feet of farming uses within Ventura County, if any, are to be informed that agricultural activities within Ventura County are protected under the County's right-to-farm ordinance, and are to be provided with copies of the County's Amended Ordinance 3730-5/7/85.	Applicant	Include this Information in CC&Rs	LA County Department of Regional Planning LA County Department of Regional Planning At Home Sales	

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.5 ENVIRONMENTAL SAFETY				
4.5-1.	All final school locations are to comply with the California State Board of Education requirement that no schools be sited within 100 feet from the edge of the right-of-way of 100-110 kV lines; 150 feet from 220-230 kV lines; and 250 feet from 345 kV lines.	Applicant	Tentative Tract Map Review	1. State Board of Education 2. LA County Department of Regional Planning 3. Prior to Approval of Tract Maps
4.5-2.	Only non-habitable structures shall be located within SCE easements.	Applicant	Tentative Tract Map Review	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Approval of Tract Maps
4.5-3.	Prior to issuance of grading permits, all abandoned oil and natural gas-related sites must be remediated to the satisfaction of the California Department of Oil and Gas, the Los Angeles County Hazardous Materials Control Program, the South Coast Air Quality Management District, and/or the Regional Water Quality Control Board (Los Angeles region).	Applicant/On-Site Oil and Natural Gas Producers	Confirmation that Oil- and Natural Gas-Related Sites are Satisfactorily Remediated	1. California Department of Conservation, Division of Oil and Gas; LA County Hazardous Materials Control Program; SCAQMD; and RWQCB/LAR 2. California Department of Conservation, Division of Oil and Gas; LA County Hazardous Materials Control Program; SCAQMD; and RWQCB/LAR 3. Prior to Issuance of Grading Permits
4.5-4.	All on-going oil and natural gas operational sites adjacent to or in close proximity to residential, mixed-use, commercial, business park, schools, and local and Community Parks shall be secured by fencing and emergency access to these locations shall be provided.	Applicant/On-Site Oil and Natural Gas Producers	Field Verification	1. California Department of Conservation, Division of Oil and Gas 2. LACDPW, Building and Safety Department 3. Prior to Issuance of Building Permits
4.5-5.	The Specific Plan is to meet the requirements of SCGC in terms of pipeline relocation, grading in the vicinity of gas mains, and development within Southern California Gas Company easements. These requirements would be explicitly defined by SCGC at the future tentative map stage.	Applicant (Civil Engineer)	Grading Plan Check	1. SCGC 2. LACDPW 3. Prior to Approval of Grading Plan

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.5 ENVIRONMENTAL SAFETY (cont.)				
4.5-6.	All potential buyers or tenants of property in the vicinity of Southern California Gas Company transmission lines are to be made aware of the line's presence in order to assure that no permanent construction or grading occurs over and within the vicinity of the high-pressure gas mains.	Applicant	1. Include this Information in CC&Rs 2. LA County Department of Regional Planning 3. At Home Sales	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. At Home Sales
4.5-7.	In accordance with the provisions of the Los Angeles County Building Code, Section 308(d), all buildings and enclosed structures that would be constructed within the Specific Plan located within 25 feet of oil or gas wells shall be provided with methane gas protection systems. Buildings located between 25 feet and 200 feet of oil or gas wells shall, prior to the issuance of building permits by the County of Los Angeles, be evaluated in accordance with the current rules and regulations of the State of California Division of Oil and Gas.	Applicant (Building Contractors)	1. Include this Requirement in Building Specifications 2. Field Verification 3. Occupancy Permits	1. California Department of Conservation, Division of Oil and Gas and LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permits
4.5-8.	In accordance with the provisions of the Los Angeles County Building Code, Section 308(c), all buildings and structures located within 1,000 feet of a landfill containing decomposable material (in this case the Chiquito Canyon Landfill) shall be provided with a landfill gas migration protection and/or control system.	Applicant (Building Contractors)	1. Include this Requirement in Building Specifications 2. Field Verification 3. Occupancy Permits	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permits
4.5-9.	In accordance with the provisions of the Los Angeles County Code, Title 11, Division 4, Underground Storage of Hazardous Materials regulations, the County of Los Angeles Department of Public Works shall review, prior to the issuance of building permits by the County of Los Angeles, any plans for underground hazardous materials storage facilities (e.g., gasoline) that may be constructed or installed within the Specific Plan.	Applicant (Building Contractors)	1. Include this Requirement in Building Specifications 2. Field Verification 3. Occupancy Permits	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency		
			2. Monitoring Agency	3. Monitoring Phase	

4.6 BIOTA

Development of the Newhall Ranch Specific Plan will result in impacts to biological resources, some of which are considered to be significant. However, the Specific Plan generally avoids areas of highest biological value, and concentrates development in lower quality areas. The mitigation measures presented below, if successfully implemented, would reduce the degree of many of these impacts to a level that is considered not significant.

Mitigation measures are separated into three categories. The first includes an overview of those design features that are incorporated as part of the Specific Plan to reduce the biological impact potential. The second category includes specific mitigation measures incorporated as part of the Resource Management Plan. The last category includes additional mitigation measures recommended as part of this Draft EIR. The specific mitigation measures in each of these categories are defined below.

SPECIFIC PLAN DESIGN MEASURES

The Specific Plan was designed to partially mitigate potential impacts to sensitive biological resources through avoidance in order to maximize the conservation of important biological features of the site. Specific elements of Specific Plan design that are intended to reduce impacts to plants, animals and habitat would be implemented through adoption and approval of the Specific Plan.

The habitat types and associated plant and wildlife species which occur on the property have become an integral part of the overall Specific Plan design, through the formulation of a conservation strategy that allows for the development of the site in a way that minimizes the effects to sensitive biological resources. In addition, this conservation strategy incorporates the design and management of important open areas in a way that conserves biological values. An important aspect of this approach was an analysis of the conservation value of habitats on the property, which used conservation principles and a GIS mapping methodology. An additional component of the conservation strategy was the consideration of the larger regional context in the conservation design of biological resources on the site. The Ranch, which extends from the ridge line of the Santa Susana Mountains across the Santa Clara River to the uplands on the north, offers the potential for significant habitat contributions to a Santa Susana Mountains open area and a key segment of the Santa Clara River system, as well as regionally important connections between these habitat areas and across the River.

Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency
		2. Monitoring Agency
		3. Monitoring Phase

Mitigation Measures/Conditions of Approval

4.6 BIOTA (cont.)

The biological resource conservation strategy developed for the Newhall Ranch property addresses the sequencing recommended by the resource agencies: avoidance, minimization, and mitigation for unavoidable impacts to key sensitive resources. The proposed large, open areas on the Newhall Ranch property avoid impacts to many of the highly sensitive species present or potentially occurring on the site, and their habitats. Further design with respect to potential unavoidable impacts to biological resources has minimized encroachments into key areas of the property, decreasing the overall impacts. Indirect impacts to biological resources are minimized through the dedication of large blocks of habitat that decreases the edge-area ratio, and thus, buffers the habitat from noise, lighting, and encroachment by domestic pets, non-native plants, and humans. The result of these design efforts has produced a biological resource conservation strategy that has focused conservation and mitigation efforts on the Newhall Ranch property into two Special Management Areas and their connection:

- the Santa Clara River Corridor (River Corridor SMA);
- the large block of relatively undisturbed habitats on higher elevations into the Santa Susana Mountains (High Country SMA); and
- the connection between these two areas along the Salt Creek drainage.

In this design, the Conceptual Grading Plan (Draft EIR, Figure 1.0-14) has been developed to allow for preservation of significantly large areas of sensitive native habitats associated with the natural drainage areas of the site, and major landforms have been maintained. Large contiguous blocks of valuable habitat have been avoided and provided with direct linkage. The Specific Plan has focused on putting the two key habitat resource areas into consolidated blocks (connected by the Salt Creek drainage), resulting in minimal boundaries with developed areas. The assembly of these three elements will facilitate their management as a single special management area system within the Specific Plan area, as well as allowing coordination and interface with other programs outside the boundary of Newhall Ranch. The transitions between development and the special management areas will be the focus of special design treatments to protect the integrity of the conserved areas. As indicated above, the "edges" of urban development areas have been minimized to reduce the indirect impact potential of the Specific Plan, and native and compatible species will be used for landscaping in these areas.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase		

4.6 BIOTA (cont.)

The open area system for Newhall Ranch includes the most important habitat areas of the Santa Clara River (River Corridor SMA) and the areas which have been least impacted by agricultural, and oil and natural gas production activities (High Country SMA). It also includes the largest, least fragmented patches of each habitat type that remain on Newhall Ranch. In addition to consolidating the habitat on the Ranch into two major interconnected blocks, the open areas include the largest remaining individual blocks of each of the important habitat types. Substantial proportions of each of the habitat types and vegetation associations that occur on the Ranch will be conserved within the open area system. The incorporation of the River, the mountains, and connection provides for conservation of substantially the entire range of terrain and vegetation types on Newhall Ranch.

By connecting the open areas into two major blocks with a major linkage, the land use plan for the Ranch provides for a minimum edge-to-area ratio within the Specific Plan area. The least accessible portion of the property, in terms of topography and presence of roads, is the High Country SMA. In addition, there is limited existing access to the River and to the Salt Creek corridor area. The topography along the High Country and River provide the opportunity to focus management activities to effectively limit access to the habitat in these key resource areas. Additional management practices are intended to restrict future access as the Specific Plan is implemented.

A critical component of the open area system within the Newhall Ranch property and in the region is the connection between the High Country and the River Corridor along Salt Creek. The corridor will provide continuity between the habitats and the wildlife populations within the property, as well as forming a permanent regional linkage between the Santa Clara River and the Santa Susana Mountains. Salt Creek is the most appropriate location for such a wildlife corridor connection because of several distinguishing characteristics. These include provision of a direct link between the two major open areas; less disturbance than any of the other potential connections; it is bound through most of its length by open area on the north side and, therefore, will not be surrounded by development in the future; it is the only drainage that would provide more than a discontinuous, narrow connection; it includes both upland and riparian vegetation through most of the corridor; and it is topographically isolated from areas of development on Newhall Ranch. Currently, a portion of the wildlife corridor is situated in Ventura County. Future land use decisions will be required to define the corridor's final configuration in areas that occur outside the County of Los Angeles.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase

4.6 BIOTA (cont.)

RESOURCE MANAGEMENT PLAN MITIGATION

Approval of the Specific Plan and its associated RMP would involve an amendment to the Los Angeles County zoning ordinance such that the provisions of the Specific Plan and RMP are binding. Specific measures to mitigate impacts to biological resources are incorporated as part of the Resource Management Plan (RMP) that is part of the Newhall Ranch Specific Plan. These measures are identified below:

SANTA CLARA RIVER (RIVER CORRIDOR) SMA

MITIGATION REQUIREMENTS

Mitigation for impacts for the Specific Plan on riparian resources will include restoration of riparian habitat and may include enhancement activities as well. In addition, a mitigation bank may be established as discussed in this section. The general areas in which riparian mitigation activities may take place are shown on Exhibit 2.6-3, Candidate Riparian Restoration/Enhancement Areas, of the Specific Plan.

The mitigation of Specific Plan impacts through restoration of habitat and enhancement of existing habitat quality shall conform to the requirements set forth below:

MITIGATION THROUGH RESTORATION

Habitat restoration as referred to in the Specific Plan means the revegetation of native plant communities on sites that have had the habitat removed due to past activities, such as agricultural or oil and natural gas operations.

Riparian resources along the Santa Clara River that are impacted by the Newhall Ranch Specific Plan will require restoration of similar habitat and values. Avoidance of impacts to riparian resources shall be the primary goal during the design of the individual stages of the Specific Plan. Unavoidable impacts to riparian resources shall be minimized through Specific Plan design, and then mitigated by the implementation of a revegetation plan. The revegetation plan may be prepared as part of a California Department of Fish and Game 1603 Streambed Alteration Agreement or U.S. Army Corps of Engineers Section 404 Permit and shall include the following:

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency Monitoring Phase
4.6 BIOTA (cont.)				
4.6-1.	The restoration mitigation areas located within the River Corridor SMA shall be in areas that have been disturbed by previous uses or activities. Mitigation shall be conducted only on sites where soils, hydrology, and microclimate conditions are suitable for riparian habitat. First priority will be given to those restorable areas that occur adjacent to existing patches (areas) of native habitat that support sensitive species, particularly endangered or threatened species. The goal is to increase habitat patch size and connectivity with other existing habitat patches while restoring habitat values that will benefit sensitive species.	Applicant (Project Biologist)	Field Verification	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plans
4.6-2.	A qualified biologist shall prepare or review revegetation plans. The biologist shall also monitor the restoration effort from its inception through the establishment phase.	Applicant (Project Biologist)	Revegetation Plan Comments and Documentation of Restoration Monitoring from Qualified Biologist	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plans and Monitor During Restoration Effort
4.6-3.	Revegetation Plans may be prepared as part of a California Department of Fish and Game 1603 Streambed Alteration Agreement and/or an U.S. Army Corps of Engineers Section 404 Permit, and shall include: <ul style="list-style-type: none"> Input from both the Project proponent and resource agencies to assure that the Project objectives applicable to the River Corridor SMA and the criteria of this RMP are met. The identification of restoration/mitigation sites to be used. This effort shall involve an analysis of the suitability of potential sites to support the desired habitat, including a description of the existing conditions at the site(s) and such base line data information deemed necessary by the permitting agency. 	Applicant (Project Biologist)	Field Verification Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
4.6-4.	The revegetation effort shall involve an analysis of the site conditions such as soils and hydrology so that site preparation needs can be evaluated. The revegetation plan shall include the details and procedures required to prepare the restoration site for planting (i.e., grading, soil preparation, soil stockpiling, soil amendments, etc.), including the need for a supplemental irrigation system, if any.	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
4.6-5. Restoration of riparian habitats within the River Corridor SMA shall use plant species native to the Santa Clara River. Cuttings or seeds of native plants shall be gathered within the River Corridor SMA or purchased from nurseries with local supplies to provide good genetic stock for the replacement habitats. Plant species used in the restoration of riparian habitat shall be listed on the approved project plant palette (Specific Plan Table 2.6-1, Recommended Plant Species for Habitat Restoration in the River Corridor SMA) or as approved by the permitting State and Federal agencies.	Applicant (Project Biologist)	Revegetation Plan Review Field Verification	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan and Monitor During Restoration Effort
4.6-6. The final revegetation plans shall include notes that outline the methods and procedures for the installation of the plant materials. Plant protection measures identified by the project biologist shall be incorporated into the planting design/layout.	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
4.6-7. The revegetation plan shall include guidelines for the maintenance of the mitigation site during the establishment phase of the plantings. The maintenance program shall contain guidelines for the control of non-native plant species, the maintenance of the irrigation system, and the replacement of plant species.	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
4.6-8. The revegetation plan shall provide for monitoring to evaluate the growth of the developing habitat. Specific performance goals for the restored habitat shall be defined by qualitative and quantitative characteristics of similar habitats on the River (e.g., density, cover, species composition, structural development). The monitoring effort shall include an evaluation of not only the plant material installed, but the use of the site by wildlife. The length of the monitoring period shall be determined by the permitting state and/or federal agency.	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval			Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency Monitoring Phase
4.6 BIOTA (cont.)					
4.6-9.	Monitoring reports for the mitigation site shall be reviewed by the permitting State and/or Federal agency.	Applicant (Project Biologist)	Review of Monitoring Reports	1. ACOE and CDFG 2. ACOE and CDFG 3. During Revegetation Activities	
4.6-10.	Contingency plans and appropriate remedial measures shall also be outlined in the revegetation plan.	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan	
MITIGATION THROUGH ENHANCEMENT					
4.6-11.	Habitat enhancement as referred to in this document means the rehabilitation of areas of native habitat that have been moderately disturbed by past activities (e.g., grazing, roads, oil and natural gas operations, etc.) or have been invaded by non-native plant species such as giant cane (<i>Arundo donax</i>) and tamarisk (<i>Tamarix</i> sp.).	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan	
4.6-12.	Removal of grazing is an important means of enhancement of habitat values. Without ongoing disturbance from cattle, many riparian areas will recover naturally. Grazing except as permitted as a long-term resource management activity will be removed from the River Corridor SMA pursuant to the Long-Term Management Plan set forth in Section 4.6 of the Specific Plan EIR.	Land Owner/SMA Manager	Mitigation Monitoring Reports	1. LACDRP 2. LACDRP 3. Mitigation Monitoring Reports under CUP Condition No. 8	
4.6-13.	To provide guidelines for the installation of supplemental plantings of native species within enhancement areas, a revegetation plan shall be prepared prior to implementation of mitigation (see guidelines for revegetation plans above). These supplemental plantings will be composed of plant species similar to those growing in the existing habitat patch (see Specific Plan Table 2.6-1).	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan	

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
			1.	2.	3.
4.6 BIOTA (cont.)					
4.6-14. Not all enhancement areas will necessarily require supplemental plantings of native species. Some areas may support conditions conducive for rapid "natural" re-establishment of native species. The revegetation plan may incorporate means of enhancement to areas of compacted soils, poor soil fertility, trash or flood debris, and roads as a way of enhancing riparian habitat values.	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG	2. ACOE, CDFG	3. Prior to Approval of Revegetation Plan
4.6-15. Removal of non-native species such as giant cane (<i>Arundo donax</i>), salt cedar or tamarisk (<i>Tamarix</i> sp.), tree tobacco (<i>Nicotiana glauca</i>), castor bean (<i>Ricinus communis</i>), if included in a revegetation plan to mitigate impacts, shall be subject to the following standards: <ul style="list-style-type: none"> • First priority shall be given to those habitat patches that support or have a high potential for supporting sensitive species, particularly endangered or threatened species. • All non-native species removals shall be conducted according to a resource agency approved exotics removal program. • Removal of non-native species in patches of native habitat shall be conducted in such a way as to minimize impacts to the existing native riparian plant species. 	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG	2. ACOE, CDFG	3. Prior to Approval of Revegetation Plan
MITIGATION BANKING					
4.6-16. Mitigation banking activities for riparian habitats will be subject to State and Federal regulations and permits. Mitigation banking for oak resources shall be conducted pursuant to the Oak Resources Replacement Program. Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester.	Applicant (Project Biologist)	State and Federal Permits; Submittal of Permits	1. ACOE, CDFG	2. ACOE, CDFG,	3. Prior to Approval of Mitigation Banking Program
		Oak Resources; Review of Oak Tree Permit	1. LACDRP	2. LACDRP	3. Approval of Oak Tree Permit
		Elderberry Scrub; Review of Initial Study	1. LACDRP	2. LACDRP	3. Prior to Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
<p>4.6 BIOTA (cont.)</p> <p>MANAGEMENT REQUIREMENTS</p> <p>RECREATION AND ACCESS</p> <p>The quality of the habitat values that are conserved in the River Corridor SMA will benefit from the control of access to riparian areas. Guidelines for the control of access to the River Corridor SMA include the following:</p> <p>4.6-17. Access to the River Corridor SMA for hiking and biking shall be limited to the River trail system (including the Regional River Trail and various Local Trails) as set forth in this Specific Plan.</p> <ul style="list-style-type: none"> The River trail system shall be designed to avoid impacts to existing native riparian habitat, especially habitat areas known to support sensitive species. Where impacts to riparian habitat are unavoidable, disturbance shall be minimized and mitigated as outlined above under Mitigation Measures 4.6-1 through 4.6-8. Access to the River Corridor SMA will be limited to day time use of the designated trail system. Signs indicating that no pets of any kind will be allowed within the River Corridor SMA, with the exception that equestrian use is permitted on established trails, shall be posted along the River Corridor SMA. No hunting, fishing, or motor or off-trail bike riding shall be permitted. The trail system shall be designed and constructed to minimize impacts on native habitats. <p>TRANSITION AREAS</p> <p>4.6-18. Where development lies adjacent to the boundary of the River Corridor SMA a transition area shall be designed to lessen the impact of the development on the conserved area. Transition areas may be comprised of Open Area, natural or revegetated manufactured slopes, other planted areas, bank areas, and trails. Exhibits 2.6-4, 2.6-5, and 2.6-6 indicate the relationship between the River Corridor SMA and the development (disturbed) areas of the Specific Plan. The SMAs and the Open Area as well as the undisturbed portions of the development areas are shown in green. As indicated on the exhibits, on the south side of the River the River Corridor SMA is separated from development by the River bluffs, except in one location. The Regional River Trail will serve as transition area on the north side of the River where development areas adjoin the River Corridor SMA (excluding Travel Village).</p>	<p>Applicant (Design)</p> <p>SMA Manager (Access)</p> <p>Applicant</p>	<p>Review of Trails Plans, Tract Maps, and/or Site Plans (Design)</p> <p>Field Verification (Access)</p> <p>Review of Trails Plans, Tract Maps, and/or Site Plans</p>	<p>1. LA County Department of Parks and Recreation</p> <p>2. LA County Department of Parks and Recreation</p> <p>3. Prior to Approval of Trails Plans, Tract Maps, and/or Site Plans, as applicable.</p> <p>1. LACDRP</p> <p>2. LACDRP</p> <p>3. Upon Complaint</p> <p>1. LACDRP</p> <p>2. LACDRP</p> <p>3. Prior to Approval of Trails Plans, Tract Maps, and/or Site Plans, as applicable.</p>	

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase		
<p>4.6 BIOTA (cont.)</p> <p>TRANSITION AREAS</p> <p>4.6-19. The following are the standards for design of transition areas:</p> <ul style="list-style-type: none"> In all locations where there is no steep grade separation between the River Corridor and development, a trail shall be provided along the edge. Native riparian plants shall be incorporated into the landscaping of the transition areas between the River Corridor SMA and adjacent development areas where feasible for their long-term survival. Plants used in these areas shall be those listed on the approved plant palette (Specific Plan Table 2.6-2 of the Resource Management Plan [Recommended Plants for Transition Areas Adjacent to the River Corridor SMA]). Roads and bridges that cross the River Corridor SMA shall have adequate barriers at their perimeters to discourage access to the River Corridor SMA adjacent to the structures. Where bank stabilization is required to protect development areas, it shall be composed of ungrouted rock, or buried bank stabilization as described in Section 2.5.2.a, except at bridge crossings and other locations where public health and safety requirements necessitate concrete or other bank protection. A minimum 100 foot wide buffer adjacent to the Santa Clara River should be required between the top river-side of bank stabilization and development within the Land Use Designations Residential Low Medium, Residential Medium, Mixed-Use and Business Park unless, through Planning Director review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100 foot wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as: flood control access; sewer, water and utility easements; abutments; trails and parks, subject to findings of consistency with the Specific Plan and applicable County policies. <p>4.6-20. The following guidelines shall be followed during any grading activities that take place within the River Corridor SMA:</p> <ul style="list-style-type: none"> Grading perimeters shall be clearly marked and inspected by the project biologist prior to grading occurring within or immediately adjacent to the River Corridor SMA. The project biologist shall work with the grading contractor to avoid inadvertent impacts to riparian resources. 					
	Applicant	Review of Trails Plans, Tract Maps, and/or Site Plans	1. LACDRP and LACDPW for Bank Stabilization 2. LACDRP and LACDPW for Bank Stabilization 3. Prior to Approval of Trails Plans, Tract Maps, and/or Site Plans, as applicable		
	Applicant (Project Biologist)	Field Verification	1. LACDPW 2. LACDPW 3. Prior to and During Grading Activities		

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
4.6 BIOTA (cont.)					
GRADING ACTIVITIES					
LONG-TERM MANAGEMENT PLAN					
4.6-21. Upon final approval of the Newhall Ranch Specific Plan, the Special Management Area designation for the River Corridor SMA shall become effective. The permitted uses and development standards for the SMA are governed by the Development Regulations, Chapter 3 of the Specific Plan.	Los Angeles County	None Required	1. Los Angeles County	2. Los Angeles County	3. Upon Effective Date of Zoning Ordinance
4.6-22. Upon completion of development of all land uses, utilities, roads, flood control improvements, bridges, trails, and other improvements necessary for implementation of the Specific Plan within the River Corridor in each subdivision allowing construction within or adjacent to the River Corridor, a permanent, non-revocable conservation and public access easement shall be offered to the County of Los Angeles pursuant to Mitigation Measure 4.6-23 below over the portion of the River Corridor SMA within that subdivision.	Land Owner	Offer of Dedication of Easement	1. LA County Department of Regional Planning	2. LA County Department of Regional Planning	3. Submittal of Monitoring Report(s) Under CUP Condition No. 8
4.6-23. The River Corridor SMA Conservation and Public Access Easement shall be offered to the County of Los Angeles prior to the transfer of the River Corridor SMA ownership, or portion thereof to the management entity described in Mitigation Measure 4.6-26 below.	Land Owner	Offer of Dedication of Easement	1. LA County Department of Regional Planning	2. LA County Department of Regional Planning	3. Prior to Transfer of River Corridor Ownership Under 4.6-26
4.6-24. The River Corridor SMA Conservation and Public Access Easement shall prohibit grazing, except as a long-term resource management activity, and agriculture within the River Corridor and shall restrict recreation use to the established trail system.	Land Owner	Review of Easement Document	1. LACDRP	2. LACDRP	3. Prior to Acceptance of Easement by County

Agricultural land uses and grazing for purposes other than long-term resource management activities within the River Corridor shall be extended in the event of the filing of any legal action against Los Angeles County challenging final approval of the Newhall Ranch Specific Plan and any related project approvals or certification of the Final EIR for Newhall Ranch. Agricultural land uses and grazing for purposes other than long-term resource management activities within the River Corridor shall be extended by the time period between the filing of any such legal action and the entry of a final judgment by a court with appropriate jurisdiction, after exhausting all rights of appeal, or execution of a final settlement agreement between all parties to the legal action, whichever occurs first.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
4.6-25. The River Corridor SMA conservation and public access easement shall be consistent in its provisions with any other conservation easements to State or Federal resource agencies which may have been granted as part of mitigation or mitigation banking activities.	Land Owner	Review of Conservation Easement /and Resource Permits	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Recordation of River Corridor SMA Conservation Easement
4.6-26. Prior to the recordation of the River Corridor SMA Conservation and Public Access Easement as specified in Mitigation Measure 4.6-23 above, the land owner shall provide a plan to the County for the permanent ownership and management of the River Corridor SMA, including any necessary financing. This plan shall include the transfer of ownership of the River Corridor SMA to the Center for Natural Lands Management, or if the Center for Natural Lands Management is declared bankrupt or dissolved, ownership will transfer or revert to a joint powers authority consisting of Los Angeles County (4 members), the City of Santa Clarita (2 members), and the Santa Monica Mountains Conservancy (2 members).	Land Owner	Approval of Management Plan by County	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Recordation of River Corridor SMA Conservation Easement
HIGH COUNTRY SPECIAL MANAGEMENT AREA (SMA)			
4.6-26a Two types of habitat restoration may occur in the High Country SMA: 1) riparian revegetation activities principally in Salt Creek Canyon; and 2) oak tree replacement in, or adjacent to, existing oak woodlands and savannahs. • Mitigation requirements for riparian revegetation activities within the High Country SMA are the same as those for the River Corridor SMA and are set forth in Mitigation Measures 4.6-1 through 4.6-11 and 4.6-13 through 4.6-16 above. • Mitigation requirements for oak tree replacement are set forth in Mitigation Measure 4.6-48 below.	Land Owner (Project Biologist)	Field Verification	1. ACOE, CDFG (Riparian) 2. ACOE, CDFG (Riparian) 3. Approval of Revegetation Plans

MITIGATION REQUIREMENTS

Mitigation activities which may occur in the High Country SMA, either for impacts associated with the construction of Estate lots, trails or access roads, or for impacts identified during the subdivision process in other portions of the Specific Plan Area, include restoration of habitat and enhancement to existing habitat (see discussion below). Mitigation banking may be established as provided below. In addition, Salt Creek Canyon is a high priority area for riparian mitigation.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
MITIGATION THROUGH RESTORATION			
Two types of habitat restoration may occur in the High Country SMA: 1) riparian revegetation activities principally in Salt Creek Canyon; and 2) oak resource replacement in, or adjacent to, existing oak woodlands and savannas.			
Mitigation requirements for riparian revegetation activities within the High Country SMA are the same as those for the River Corridor SMA and are set forth above.			
Mitigation requirements for oak resource replacement are set forth in Specific Plan Section 2.6, paragraph 3b of the Oak Tree Replacement Program of the Resource Management Program.			
ENHANCEMENT OF HABITAT			
4.6-27. Removal of grazing from the High Country SMA except for those grazing activities associated with long-term resource management programs, is a principal means of enhancing habitat values in the creeks, brushland and woodland areas of the SMA. The removal of grazing in the High Country SMA is discussed below under (b) 4. Long Term Management. All enhancement activities for riparian habitat within the High Country SMA shall be governed by the same provisions as set forth for enhancement in the River Corridor SMA. Specific Plan Table 2.6-3 of the Resource Management Plan provides a list of appropriate plant species for use in enhancement areas in the High Country SMA.	Land Owner/CNLM	Enhancement Plans and Field Verification	1. LACDRP 2. CNLM 3. During Enhancement Activities
MITIGATION BANKING			
4.6-28. Mitigation banking activities for riparian habitats will be subject to State and Federal regulations and permits. Mitigation banking for oak resources, shall be conducted pursuant to the Oak Resource Replacement Program. Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester.	Applicant (Project Biologist)	State and Federal Permits; Submittal of Permits	1. ACOE, and CDFG 2. ACOE, CDFG 3. Prior to Approval of Mitigation Banking Program
		Oak Resources; Review of Oak Tree Permit	1. LACDRP 2. LACDRP 3. Approval of Oak Tree Permit
		Elderberry Scrub; Review of Initial Study	1. LACDRP 2. LACDRP 3. Prior to Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
MANAGEMENT REQUIREMENTS			
RECREATION AND ACCESS			
The recreation opportunities presented by the High Country SMA are a major benefit of the SMA. However, recreational needs must be balanced with the preservation of the habitat values, which are conserved in the SMA. Recreation and access will be governed by the following standards:			
4.6-29. Access to the High Country SMA will be limited to day time use of the designated trail system.	Manager of High Country SMA	Field Verification	1. JPA as described in 4.6-41 2. JPA 3. In Perpetuity
4.6-30. No pets of any kind will be allowed within the High Country SMA, with the exception that equestrian use is permitted on established trails.	Manager of High Country SMA	Field Verification	1. JPA 2. JPA 3. In Perpetuity
4.6-31. No hunting, fishing, or motor or trail bike riding shall be permitted.	Manager of High Country SMA	Field Verification	1. JPA 2. JPA 3. In Perpetuity
4.6-32. The trail system shall be designed and constructed to minimize impacts on native habitats.	Applicant (Project Biologist)	Review of Trails Plan	1. JPA 2. JPA 3. Prior to Approval of Trails Plan

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
4.6 BIOTA (cont.)						
4.6-33.	Construction of buildings and other structures (such as patios, decks, etc.) shall only be permitted upon developed pads within Planning Areas OV-04, OV-10, PV-02, and PV-28 and shall not be permitted on southerly slopes facing the High Country SMA (Planning Area HC-01) or in the area between the original SEA 20 boundary and the High Country boundary. If disturbed by grading, all southerly facing slopes which adjoin the High Country SMA within those Planning Areas shall have the disturbed areas revegetated with compatible trees, shrubs and herbs from the list of plant species for south and west facing slopes as shown in Table 2.6-3, Recommended Plant Species For Use In Enhancement Areas In The High Country.	Applicant	Field Verification	1. LACDRP/LA County Forester	2. LACDRP/LA County Forester	3. Prior to the Issuance of Building Permits
	Transition from the development edge to the natural area shall also be controlled by the standards of wildfire fuel modification zones as set forth in Mitigation Measure 4.6-49. Within fuel modification areas, trees and herbs from Table 2.6-3 of the Resource Management Plan should be planted toward the top of slopes; and trees at lesser densities and shrubs planted on lower slopes.	Project Landscape Architect	Receipt of Wildfire Fuel Modification Plan	1. Los Angeles County Forester	2. Los Angeles County Forester	3. Prior to Recordation of Subdivision Maps
GRADING ACTIVITIES						
4.6-34.	Grading perimeters shall be clearly marked and inspected by the project biologist prior to impacts occurring within or adjacent to the High Country SMA.	Applicant (Project Biologist)	Field Verification	1. LACDPW	2. LACDPW	3. Prior To and During Grading
4.6-35.	The project biologist shall work with the grading contractor to avoid inadvertent impacts to biological resources outside of the grading area.	Applicant (Project Biologist)	Field Verification	1. LACDPW	2. LACDPW	3. During Grading
LONG-TERM MANAGEMENT						
4.6-36.	Upon final approval of the Newhall Ranch Specific Plan, the Special Management Area designation for the High Country SMA shall become effective. The permitted uses and development standards for the SMA are governed by the Development Regulations, Chapter 3.	Los Angeles County	None Required	1. Los Angeles County	2. Los Angeles County	3. Upon Effective Date of Zoning Ordinance

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase		
<p>4.6 BIOTA (cont.)</p> <p>4.6-37. The High Country SMA shall be offered for dedication in three approximately equal phases of approximately 1,400 acres each proceeding from north to south, as follows:</p> <ol style="list-style-type: none"> 1) The first offer of dedication will take place with the issuance of the 2,000th residential building permit of Newhall Ranch; 2) The second offer of dedication will take place with the issuance of the 6,000th residential building permit of Newhall Ranch; and 3) The remaining offer of dedication will be completed by the 11,000th residential building permit of Newhall Ranch. 4) The Specific Plan applicant shall provide a quarterly report to the Departments of Public Works and Regional Planning which indicates the number of residential building permits issued in the Specific Plan area by subdivision map number. 	Land Owner	Offer of Dedication	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. LA County Department of Building and Safety 3. Upon Issuance of Building Permits 		
<p>4.6-38. Prior to dedication of the High Country SMA, a conservation and public access easement shall be offered to the County of Los Angeles and a conservation and management easement offered to the Center for Natural Lands Management. The High Country SMA Conservation and Public Access Easement shall be consistent in its provisions with any other conservation easements to State or Federal resource agencies which may have been granted as part of mitigation or mitigation banking activities.</p>	Land Owner	Review of Easement Document	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. LA County Department of Building and Safety 3. Upon Issuance of Building Permits 		
<p>4.6-39. The High Country SMA conservation and public access easement shall prohibit grazing within the High Country, except for those grazing activities associated with the long-term resource management programs, and shall restrict recreation to the established trail system.</p>	Land Owner	Review of Easement Document	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to Acceptance of Easement by Los Angeles County 		
<p>4.6-40. The High Country SMA conservation and public access easement shall be consistent in its provisions with any other conservation easements to State or Federal resource agencies which may have been granted as part of mitigation or mitigation banking activities.</p>	Land Owner	Review of Conservation Easement and Resource Permits	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Recordation of High Country SMA Conservation Easement 		

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
4.6-41. The High Country SMA shall be offered for dedication in fee to a joint powers authority consisting of Los Angeles County (4 members), the City of Santa Clarita (2 members), and the Santa Monica Mountains Conservancy (2 members). The joint powers authority will have overall responsibility for recreation within and conservation of the High Country.	Land Owner	Offer of Dedication	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Building Permits
4.6-42. An appropriate type of service or assessment district shall be formed under the authority of the Los Angeles County Board of Supervisors for the collection of up to \$24 per single family detached dwelling unit per year and \$15 per single family attached dwelling unit per year, excluding any units designated as Low and Very Low affordable housing units pursuant to Section 3.10, Affordable Housing Program of the Specific Plan. This revenue would be assessed to the homeowner beginning with the occupancy of each dwelling unit and distributed to the joint powers authority for the purposes of recreation, maintenance, construction, conservation and related activities within the High Country Special Management Area.	Land Owner	Approval of Assessment District Report by County	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of First Residential Occupancy Permit
OPEN AREA			
MITIGATION REQUIREMENTS			
4.6-43. Suitable portions of Open Area may be used for mitigation of riparian, oak resources, or elderberry scrub. Mitigation activities within Open Area shall be subject to the following requirements, as applicable. <ul style="list-style-type: none">• River Corridor SMA Mitigation Requirements, including: Mitigation Measures 4.6-1 through 4.6-11 and 4.6-13 through 4.6-16; and• High Country SMA Mitigation Requirements, including: Mitigation Measures 4.6-27, 4.6-29 through 4.6-42, and• Mitigation Banking — Mitigation Measure 4.6-16.	Manager of Open Area	Review of Mitigation Plans/Field Verification	1. ACOE; CDFG or Los Angeles County as applicable 2. ACOE; CDFG or Los Angeles County as applicable 3. During Mitigation
MANAGEMENT REQUIREMENTS			
4.6-44. Drainages with flows greater than 2,000 cfs will have soft bottoms. Bank protection will be of ungrouted rock, or buried bank stabilization as described in Section 2.5.2.a, except at bridge crossings and other areas where public health and safety considerations require concrete or other stabilization.	Applicant (Civil Engineer)	Review Drainage Plans	1. LACDPW FCD 2. LACDPW FCD 3. Prior to Approval of Final Drainage Plans

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
4.6 BIOTA (cont.)					
MANAGEMENT REQUIREMENTS					
4.6-45. The precise alignments and widths of major drainages will be established through the preparation of drainage studies to be approved by the County at the time of subdivision maps which permit construction.	Applicant (Civil Engineer)	Review Drainage Plans	1. LACDPW FCD	2. LACDPW FCD	3. Prior to Approval of Tract Maps
4.6-46. While Open Area is generally intended to remain in a natural state, some grading may take place, especially for parks, major drainages, trails, and roadways. Trails are also planned to be within Open Area.	Applicant (Civil Engineer)	Review of Tentative Map	1. LACDRP	2. LACDRP	3. Prior to Tentative Map Approval
4.6-47. At the time that final subdivision maps permitting construction are recorded, the Open Area within the map will be offered for dedication to the Center for Natural Lands Management. Community Parks within Open Area are intended to be public parks. Prior to the offer of dedication of Open Area to the Center for Natural Lands Management, all necessary conservation and public access easements, as well as easements for infrastructure shall be offered to the County.	Land Owner	Review of Final Map	1. LACDRP	2. LACDRP	3. Prior to Recordation of Final Subdivision Maps
MITIGATION BANKING					
4.6-47a Mitigation Banking will be permitted within the River Corridor SMA, the High Country SMA, and the Open Area land use designations, subject to the following requirements:	Applicant (Project Biologist)	State and Federal Permits; Submittal of Permits	1. ACOE, CDFG	2. ACOE, CDFG	3. Prior to Approval of Mitigation Banking Program
• Mitigation banking activities for riparian habitats will be subject to State and Federal regulations, and shall be conducted pursuant to the mitigation requirements set forth in Mitigation Measure 4.6-1 through 4.6-15 above.		Oak Resources; Review of Oak Tree Permit	1. LACDRP	2. LACDRP	3. Approval of Oak Tree Permit
• Mitigation banking for oak resources shall be conducted pursuant to 4.6-48 below.		Elderberry Scrub; Review of Initial Study	1. LACDRP	2. LACDRP	3. Prior to Grading
• Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester.					

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase		
<p>4.6 BIOTA (cont.)</p> <p>OAK RESOURCES REPLACEMENT PROGRAM</p> <p>4.6-48. Standards for the restoration and enhancement of oak resources within the High Country SMA and the Open Area include the following (oak resources include oak trees of the sizes regulated under the County Oak Tree Ordinance, southern California black walnut trees, Mainland cherry trees, and Mainland cherry shrubs):</p> <ul style="list-style-type: none"> To mitigate the impacts to oak resources which may be removed as development occurs in the Specific Plan Area, replacement trees shall be planted in conformance with the oak tree ordinance in effect at that time. Oak resource species obtained from the local gene pool shall be used in restoration or enhancement. Prior to recordation of construction-level final subdivision maps, an oak resource replacement plan shall be prepared that provides the guidelines for the oak tree planting and/or replanting. The Plan shall be reviewed by the Los Angeles Department of Regional Planning and the County Forester and shall include the following: site selection and preparation, selection of proper species including sizes and planting densities, protection from herbivores, site maintenance, performance standards, remedial actions, and a monitoring program. All plans and specifications shall follow County oak tree guidelines, as specified in the County Oak Tree Ordinance. 	Applicant (Project Biologist)	Oak Tree Permit(s)	1. LA County Forester 2. LA County Forester 3. Prior to Final Subdivision Map Recordation		

WILDFIRE FUEL MODIFICATION

The Specific Plan Area is within the extreme and moderate fire hazard zones as identified in the County of Los Angeles General Plan. The moderate fire hazard zone extends to those areas of Newhall Ranch where native brush can be found growing in its natural state. This is most common in the hillside areas. The extreme fire hazard zone includes high brush and woodlands, and all steep slopes regardless of vegetation (refer to Section 4.18, Fire Services and Hazards, for a detailed description of on-site fire zones).

Development of Newhall Ranch will reduce the amount of native flammable vegetation present within the Specific Plan Area. Fire fighting capabilities will be provided by two fire stations on the Specific Plan site (see Figure 1.0-3, Land Use Plan), other nearby stations, and a system of improved roads and an urban water system with fire flows as required by the County Fire Department. Existing and proposed off-site fire facilities will also serve the Specific Plan Area.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1.	2.	3.
<p>4.6 BIOTA (cont.)</p> <p>Property damage and public safety risks associated with wildfire are greatest where homes and other structures will be located adjacent to large open areas dominated by native vegetation. This condition will occur primarily in the southern portion of the Specific Plan site and where portions of the development area in the northwest section of Riverwood Village abut large natural open areas.</p> <p>Access is currently provided to the Los Angeles County Fire Department for fire prevention control of the Specific Plan Area. Access will continue to be provided as the Specific Plan is implemented.</p> <p>Fuel modification mitigation includes:</p> <p>4.6-49. To minimize the potential exposure of the development areas, Open Area, and the SMAs to fire hazards, the Specific Plan is subject to the requirements of the Los Angeles County Fire Protection District (LACFPD), which provides fire protection for the area. At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMA, a wildfire fuel modification plan shall be prepared in accordance with the fuel modification ordinance standards in effect at that time and shall be submitted for approval to the County Fire Department.</p> <p>4.6-50. The wildfire fuel modification plan shall depict a fuel modification zone the size of which shall be consistent with the County fuel modification ordinance requirements. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the fuel modification ordinance.</p> <p>4.6-51. In order to enhance the habitat value of plant communities which require fuel modification, fire retardant plant species containing habitat value may be planted within the fuel modification zone. Typical plant species suitable for Fuel Modification Zones are indicated in Specific Plan Table 2.6-5 of the Resource Management Plan. Fuel modification zones adjacent to SMAs and Open Areas containing habitat of high value such as oak woodland and savannas shall utilize a more restrictive plant list which shall be reviewed by the County Forester.</p>	<p>Applicant</p> <p>Applicant (Project Biologist)</p> <p>Applicant (Project Biologist)</p>	<p>Review of Wildfire Fuel Modification Plan</p> <p>Review of Wildfire Fuel Modification Plan</p> <p>Review of Wildfire Fuel Modification Plan</p>	<p>1. LA County Forester 2. LA County Forester 3. Prior to Recordation of Final Subdivision Maps</p> <p>1. LA County Forester 2. LA County Forester 3. Prior to Recordation of Final Subdivision Maps</p> <p>1. LA County Forester 2. LA County Forester 3. Prior to Recordation of Final Subdivision Maps</p>	<p>1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase</p>

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase		
4.6 BIOTA (cont.)					
4.6-52. The wildfire fuel modification plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d) water availability pursuant to the County Fire Department requirements.	Applicant (Project Biologist)	Review of Wildfire Fuel Modification Plan	1. LA County Forester 2. LA County Forester 3. Prior to Recordation of Final Subdivision Maps		
4.6-53. If, at the time any subdivision map proposing construction is submitted, the County determines through an Initial Study, or otherwise, that there may be rare, threatened or endangered, plant or animal species on the property to be subdivided, then, in addition to the prior surveys conducted on the Specific Plan site to define the presence or absence of sensitive habitat and associated species, current, updated site-specific surveys for all such animal or plant species shall be conducted in accordance with the consultation requirements set forth in Mitigation Measure 4.6-59 within those areas of the Specific Plan where such animal or plant species occur or are likely to occur.	Applicant (Project Biologist)	Review of Initial Study	1. LACDRP 2. LACDRP 3. Prior to Approval of Subdivision Maps		

EIR MITIGATION MEASURES

To further reduce impacts to biological resources that would result from Specific Plan implementation the following mitigation measures are proposed:

4.6-53. If, at the time any subdivision map proposing construction is submitted, the County determines through an Initial Study, or otherwise, that there may be rare, threatened or endangered, plant or animal species on the property to be subdivided, then, in addition to the prior surveys conducted on the Specific Plan site to define the presence or absence of sensitive habitat and associated species, current, updated site-specific surveys for all such animal or plant species shall be conducted in accordance with the consultation requirements set forth in Mitigation Measure 4.6-59 within those areas of the Specific Plan where such animal or plant species occur or are likely to occur.

The site-specific surveys shall include the unarmored three-spine stickleback, the arroyo toad, the Southwestern pond turtle, the California red-legged frog, the southwestern willow flycatcher, the least Bell's vireo, the San Fernando Valley spinyflower and any other rare, sensitive, threatened, or endangered plant or animal species occurring, or likely to occur, on the property to be subdivided. All site-specific surveys shall be conducted during appropriate seasons by qualified botanists or qualified wildlife biologists in a manner that will locate any rare, sensitive, threatened, or endangered animal or plant species that may be present. To the extent there are applicable protocols published by either the United States Fish and Wildlife Service or the California Department of Fish and Game, all such protocols shall be followed in preparing the updated site-specific surveys.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
			1.	2.	3.

4.6 BIOTA (cont.)

4.6-53. (cont.)

All site-specific survey work shall be documented in a separate report containing at least the following information: (a) project description, including a detailed map of the project location and study area; (b) a description of the biological setting, including references to the nomenclature used and updated vegetation mapping; (c) detailed description of survey methodologies; (d) dates of field surveys and total person-hours spent on the field surveys; (e) results of field surveys, including detailed maps and location data; (f) an assessment of potential impacts; (g) discussion of the significance of the rare, threatened or endangered animal or plant populations found in the project area, with consideration given to nearby populations and species distribution; (h) mitigation measures, including avoiding impacts altogether, minimizing or reducing impacts, rectifying or reducing impacts through habitat restoration, replacement or enhancement, or compensating for impacts by replacing or providing substitute resources or environments, consistent with CEQA (Guidelines §15370); (i) references cited and persons contacted; and (j) other pertinent information, which is designed to disclose impacts and mitigate for such impacts."

4.6-54. Prior to development within or disturbance to occupied Unarmored threespine stickleback habitat, a formal consultation with the USFWS shall occur.

4.6-55. Prior to development or disturbance within wetlands or other sensitive habitats, permits shall be obtained from pertinent Federal and State agencies and the Specific Plan shall conform with the specific provisions of said permits. Performance criteria shall include that described in Mitigation Measures 4.6-1 through 4.6-16 and 4.6-42 through 4.6-47 for wetlands, and Mitigation Measures 4.6-27, 4.6-28, and 4.6-42 through 4.6-48 for other sensitive habitats.

Applicant (Project Biologist)	Section 7 Consultation	1. USFWS 2. USFWS 3. Prior to Grading
Applicant (Project Biologist)	Receipt of Appropriate Permit applications	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Grading

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)				
4.6-56. All lighting along the perimeter of natural areas shall be downcast luminaries with light patterns directed away from natural areas.		Applicant	Building Permit Plot Plan Review	1. LACDRP 2. LACDRP 3. Prior to Issuance of Building Permits
4.6-57. Where bridge construction is proposed and water flow would be diverted, blocking nets and seines shall be used to control and remove fish from the area of activity. All fish captured during this operation would be stored in tubs and returned unharmed back to the River after construction activities were complete.		Applicant (Project Biologist)	Field Verification	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Construction
4.6-58. To limit impacts to water quality the Specific Plan shall conform with all provisions of required NPDES permits and water quality permits that would be required by the State of California Regional Water Quality Control Board.		Project Engineer	Approval of a SWMP	1. LACDPW 2. LACDPW 3. Prior to Issuance of Grading Permit(s)

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency
			1. Monitoring Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
4.6-59. Consultation shall occur with the County of Los Angeles ("County") and California Department of Fish and Game ("CDFG") at each of the following milestones: 1) Before Surveys. Prior to conducting sensitive plant or animal surveys at the Newhall Ranch subdivision map level, the applicant, or its designee, shall consult with the County and CDFG for purposes of establishing and/or confirming the appropriate survey methodology to be used. 2) After Surveys. After completion of sensitive plant or animal surveys at the subdivision map level, draft survey results shall be made available to the County and CDFG within sixty (60) calendar days after completion of the field survey work. 3) Subdivision Map Submittal. Within thirty (30) calendar days after the applicant, or its designee, submits its application to the County for processing of a subdivision map in the Mesas Village or Riverwood Village, a copy of the submittal shall be provided to CDFG. In addition, the applicant, or its designee, shall schedule a consultation meeting with the County and CDFG for purposes of obtaining comments and input on the proposed subdivision map submittal. The consultation meeting shall take place at least thirty (30) days prior to the submittal of the proposed subdivision map to the County. 4) Development/Disturbance and Further Mitigation. Prior to any development within, or disturbance to, habitat occupied by rare, threatened, or endangered plant or animal species, or to any portion of the Spineflower Mitigation Area Overlay, as defined below, all required permits shall be obtained from both USFWS and CDFG, as applicable. It is further anticipated that the federal and state permits will impose conditions and mitigation measures required by federal and state law that are beyond those identified in the Newhall Ranch Final EIR (March 1999), the Newhall Ranch DAA (April 2001) and the Newhall Ranch Revised DAA (2002). It is also anticipated that conditions and mitigation measures required by federal and state law for project-related impacts on endangered, rare or threatened species and their habitat will likely require changes and revisions to Specific Plan development footprints, roadway alignments, and the limits, patterns and techniques associated with project-specific grading at the subdivision map level.	Applicant (Project Biologist)	Section 2081 Permit	1. USFWS and CDFG 2. USFWS and CDFG 3. Prior to Grading

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
			1.	2.	3.
4.6 BIOTA (cont.)					
4.6-60. If at the time subdivisions permitting construction are processed, the County determines through an Initial Study that there may be elderberry scrub vegetation on the property being subdivided, then a site specific survey shall be conducted to define the presence or absence of such habitat and any necessary mitigation measures shall be determined and applied.	Applicant (Project Biologist)	Review of Initial Study	1. LACDRP 2. LACDRP 3. Subdivision Maps	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	
4.6-61. If at the time subdivisions permitting construction are processed, the County determines through an Initial Study that there may be mainland cherry trees and/or mainland cherry shrubs on the property being subdivided, then a site specific survey shall be conducted to define the presence or absence of such habitat and any necessary mitigation measures shall be determined and applied.	Applicant (Project Biologist)	Review of Initial Study	1. LACDRP 2. LACDRP 3. Subdivision Maps		
4.6-62. When a map revision or Substantial Conformance determination on any subdivision map or Conditional Use Permit would result in changes to an approved oak tree permit, then the oak tree report for that oak tree permit must be amended for the area of change, and the addendum must be approved by the County Forester prior to issuance of grading permits for the area of the map or CUP being changed.	Applicant (Project Biologist)	Approval of Addendum to Oak Tree Report	1. LA County Forester 2. LA County Forester 3. Permits		
4.6-63. Riparian resources that are impacted by buildout of the Newhall Ranch Specific Plan shall be restored with similar habitat at the rate of one acre replaced for each acre lost.	Applicant (Project Biologist)	ACOE 404 Permit	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Grading		
4.6-64. The operator of the golf course shall prepare a Golf Course Maintenance Plan which shall include procedures to control storm water quality and ground water quality as a result of golf course maintenance practices, including irrigation, fertilizer, pesticide and herbicide use. This Plan shall be prepared in coordination with the County biologist and approved by the County Planning Director prior to the issuance of a Certificate of Occupancy.	Applicant (Golf Course Operator)	Golf Course Maintenance Plan	1. LACDRP 2. LACDRP 3. Issuance of Golf Course Occupancy Permit		

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase		
4.6 BIOTA (cont.)					
SPINEFLOWER SPECIAL STUDY MITIGATION OVERLAY					
4.6-65.	<p>In order to facilitate the conservation of the spineflower on the Newhall Ranch Specific Plan site, the applicant, or its designee, shall, concurrent with Specific Plan approval, agree to the identified special study areas shown below in Figure 2.6-8, Spineflower Mitigation Area Overlay. The applicant, or its designee, further acknowledges that within and around the Spineflower Mitigation Area Overlay (Figure 2.6-8), changes will likely occur to Specific Plan development footprints, roadway alignments, and the limits, patterns and techniques associated with project-specific grading at the subdivision map level. The applicant, or its designee, shall design subdivision maps that are responsive to the characteristics of the spineflower and all other endangered plant species that may be found on the Specific Plan site.</p>				
	Applicant	Review of Initial Study and subdivision	1. LACDRP 2. LACDRP and CDFG 3. Prior to Approval of Subdivision Maps		

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase

4.6 BIOTA (cont.)

SPINEFLOWER PRESERVES

4.6-66. Direct impacts to known spineflower populations within the Newhall Ranch Specific Plan area shall be avoided or minimized through the establishment of one or more on-site preserves that are configured to ensure the continued existence of the species in perpetuity. Preserve(s) shall be delineated in consultation with the County and CDFG, and will likely require changes and revisions to Specific Plan development footprints for lands within and around the Spineflower Mitigation Area Overlay (Figure 2.6-8).

Delineation of the boundaries of Newhall Ranch spineflower preserve(s) for the entire Specific Plan area shall be completed in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesas Village, or that portion of Riverwood Village in which the San Martinez spineflower population occurs.

A sufficient number of known spineflower populations shall be included within the Newhall Ranch spineflower preserve(s) in order to ensure the continued existence of the species in perpetuity. The conservation of known spineflower populations shall be established in consultation with the County and CDFG, and as consistent with standards governing issuance of an incidental take permit for spineflower pursuant to Fish and Game Code section 2081, subdivision (b).

In addition to conservation of known populations, spineflower shall be introduced in appropriate habitat and soils in the Newhall Ranch preserve(s). The creation of introduced populations shall require seed collection and/or top soil at impacted spineflower locations and nursery propagation to increase seed and sowing of seed. The seed collection activities, and the maintenance of the bulk seed repository, shall be approved in advance by the County and CDFG.

Applicant	Review of Initial Study and subdivision	1. LACDRP 2. LACDRP and CDFG 3. To be completed in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesas Village, or that portion of Riverwood Village in which the San Martinez spineflower population occurs.
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Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase

Figure 2.6-8, Spineflower Special Study Mitigation Overlay

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase

4.6 BIOTA (cont.)

4.6-66. (cont.)

Once the boundaries of the Newhall Ranch spineflower preserve(s) are delineated, the project applicant, or its designee, shall be responsible for conducting a spineflower population census within the Newhall Ranch spineflower preserve(s) annually for 10 years. (These census surveys shall be in addition to the surveys required by Mitigation Measure 4.6-53, above.) The yearly spineflower population census documentation shall be submitted to the County and CDFG, and maintained by the project applicant, or its designee. If there are any persistent population declines documented in the annual population census reports, the project applicant, or its designee, shall be responsible for conducting an assessment of the ecological factor(s) that are likely responsible for the decline, and implement management activity or activities to address these factors where feasible. In no event, however, shall project-related activities jeopardize the continued existence of the Newhall Ranch spineflower populations. If a persistent population decline is documented, such as a trend in steady population decline that persists for a period of 5 consecutive years, or a substantial drop in population is detected over a 10-year period, spineflower may be introduced in consultation with CDFG in appropriate habitat and soils in the Newhall Ranch preserve(s), utilizing the bulk spineflower seed repository, together with other required management activity or activities. These activities shall be undertaken by a qualified botanist/biologist, subject to approval by the County and CDFG. The project applicant, or its designee, shall be responsible for the funding and implementation of the necessary management activity or activities, including monitoring, as approved by the County and CDFG.

Annual viability reports shall be submitted to the County and CDFG for 10 years following delineation of the Newhall Ranch spineflower preserve(s) to ensure long-term documentation of the spineflower population status within the Newhall Ranch preserve(s). In the event annual status reports indicate the spineflower population within the Newhall Ranch preserve(s) is not stable and viable 10 years following delineation of the spineflower preserve(s), the project applicant, or its designee, shall continue to submit annual status reports to the County and CDFG for a period of no less than an additional 5 years.

Applicant	Review of Initial Study and subdivision	1. LACDRP 2. LACDRP and CDFG 3. To be completed in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesas Village, or that portion of Riverwood Village in which the San Martinez spineflower population occurs.
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Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase		
4.6 BIOTA (cont.)					
CONNECTIVITY, RESERVE DESIGN AND BUFFERS					
4.6-67. Indirect impacts associated with the interface between the preserved spineflower populations and planned development within the Newhall Ranch Specific Plan shall be avoided or minimized by establishing open space connections with Open Area, River Corridor, or High Country land use designations. In addition, buffers (i.e., setbacks from developed, landscaped or other use areas) shall be established around portions of the delineated preserve(s) not connected to Open Area, the River Corridor or the High Country land use designations. The open space connections and buffer configurations shall take into account local hydrology, soils, existing and proposed adjacent land uses, the presence of non-native invasive plant species, and seed dispersal vectors.					
Open space connections shall be configured such that the spineflower preserves are connected to Open Area, River Corridor, or High Country land use designations to the extent practicable. Open space connections shall be of adequate size and configuration to achieve a moderate to high likelihood of effectiveness in avoiding or minimizing indirect impacts (e.g. invasive plants, increased fire frequency, trampling, chemicals, etc.) to the spineflower preserve(s). Open space connections for the spineflower preserve(s) shall be configured in consultation with the County and CDFG. Open space connections for the spineflower preserve(s) shall be established for the entire Specific Plan area in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesa Village, or that portion of the Riverwood Village in which the San Martinez spineflower location occurs.					
	Applicant	Review of Initial Study and subdivision	1. LACDRP/CDFG 2. LACDRP/CDFG 3. Prior to Approval of Subdivision Maps		

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase

4.6 BIOTA (cont.)

4.6-67. (cont.)

The project applicant, or its designee, shall be responsible for revegetating open space connections and buffer areas of the Newhall Ranch spineflower preserve(s) to mitigate temporary impacts due to grading that will occur within portions of those open space connections and buffer areas. The impacted areas shall be reseeded with a native seed mix to prevent erosion, reduce the potential for invasive non-native plants, and maintain functioning habitat areas within the buffer area. Revegetation seed mix shall be reviewed and approved by the County and CDFG.

PRESERVE PROTECTION/FENCING

4.6-68. To protect the preserved Newhall Ranch spineflower populations, and to further reduce potential direct impacts to such populations due to unrestricted access, the project applicant, or its designee, shall erect and maintain temporary orange fencing and prohibitive signage around the Newhall Ranch preserve(s), open space connections and buffer areas, which are adjacent to areas impacted by proposed development prior to and during all phases of construction. The areas behind the temporary fencing shall not be used for the storage of any equipment, materials, construction debris or anything associated with construction activities.

Following the final phase of construction of any Newhall Ranch subdivision map adjacent to the Newhall Ranch spineflower preserve(s), the project applicant, or its designee, shall install and maintain permanent fencing along the subdivision tract bordering the preserve(s). Permanent signage shall be installed on the fencing along the preservation boundary to indicate that the fenced area is a biological preserve, which contains protected species and habitat, that access is restricted, and that trespassing and fuel modification are prohibited within the area. The permanent fencing shall be designed to allow wildlife movement.

The plans and specifications for the permanent fencing and signage shall be approved by the County and CDFG prior to the final phase of construction of any Newhall Ranch subdivision map adjacent to a Newhall Ranch spineflower preserve(s).

Applicant	Review of Initial Study and subdivision	1. LACDRP/CDFG 2. LACDRP/CDFG 3. Prior to Approval of Subdivision Maps
Applicant (Project Biologist)	Review of Initial Study, subdivision, and grading permit application	1. LACDRP/CDFG 2. LACDRP/CDFG 3. Prior to Grading and Occupancy permit

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
			1.	2.	3.
			1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase

4.6 BIOTA (cont.)

PRESERVE PROTECTION/HYDROLOGICAL ALTERATIONS

4.6-69. Indirect impacts resulting from changes to hydrology (i.e., increased water runoff from surrounding development) at the interface between spineflower preserve(s) and planned development within the Newhall Ranch Specific Plan shall be avoided or mitigated to below a level of significance.

Achievement of this standard will be met through the documented demonstration by the project applicant, or its designee, that the storm drain system achieves pre-development hydrological conditions for the Newhall Ranch spineflower preserve(s). To document such a condition, the project applicant, or its designee, shall prepare a study of the pre- and post-development hydrology, in conjunction with Newhall Ranch subdivision maps adjacent to spineflower preserve(s). The study shall be used in the design and engineering of a storm drain system that achieves pre-development hydrological conditions. The study must conclude that proposed grade changes in development areas beyond the buffers will maintain pre-development hydrology conditions within the preserve(s). The study shall be approved by the Planning Director of the County, and the resulting conditions confirmed by CDFG.

The storm drain system for Newhall Ranch subdivision maps adjacent to any spineflower preserves must be approved by the County prior to the initiation of any grading activities.

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| Applicant (Project Biologist) | Review of map subdivision | 1. LACDPW
2. LACDPW/CDFG
3. Prior to Approval of Subdivision Maps |
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Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase		
			Applicant (Project Biologist)	Review of Initial Study and subdivision	1. LACDRP 2. LACDRP/CDFG 3. Prior to Approval of Subdivision Maps
4.6 BIOTA (cont.)					
ROAD CONSTRUCTION MEASURES					
4.6-70.	Consistent with the Spineflower Mitigation Area Overlay reflected in Mitigation Measure 4.6-65, direct impacts to known Newhall Ranch spineflower populations associated with proposed road construction or modifications to existing roadways shall be further assessed for proposed road construction at the Newhall Ranch subdivision map level, in conjunction with the tiered EIR required for each subdivision map. To avoid or substantially lessen direct impacts to known spineflower populations, Specific Plan roadways shall be redesigned or realigned, to the extent practicable, to achieve the spineflower preserve and connectivity/preserve design/buffer standards set forth in Mitigation Measures 4.6-66 and 4.6-67. The project applicant, or its designee, acknowledges that that road redesign and re-alignment is a feasible means to avoid or substantially lessen potentially significant impacts on the now known Newhall Ranch spineflower populations. Road redesign or alignments to be considered at the subdivision map level include:				
	(a) Commerce Center Drive; (b) Magic Mountain Parkway; (c) Chiquito Canyon Road; (d) Long Canyon Road; (e) San Martinez Grande Road; (f) Potrero Valley Road; (g) Valencia Boulevard; and (h) Any other or additional roadways that have the potential to significantly impact known Newhall Ranch spineflower populations.				
	Roadways and road rights-of-way shall not be constructed in any spineflower preserve(s) and buffer locations on Newhall Ranch, unless constructing the road(s) in such location is found to be the environmentally superior alternative in subsequently required tiered EIRs in connection with the Newhall Ranch subdivision map(s) process.				

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
			1.	2.	3.

4.6 BIOTA (cont.)

ENGINEERING, DESIGN AND GRADING MODIFICATIONS

4.6-71. Consistent with the Spineflower Mitigation Area Overlay reflected in Mitigation Measure 4.6-65, direct impacts to known Newhall Ranch spineflower populations shall be further assessed at the Newhall Ranch subdivision map level, in conjunction with the required tiered EIR process. To avoid or substantially lessen impacts to known spineflower populations at the subdivision map level, the project applicant, or its designee, may be required to adjust Specific Plan development footprints, roadway alignments, and the limits, patterns and techniques associated with project-specific grading to achieve the spineflower preserve and connectivity/preserve design/buffer standards set forth in Mitigation Measures 4.6-66 and 4.6-67 for all future Newhall Ranch subdivision maps that encompass identified spineflower populations.

Applicant (Project Biologist)

Review of Initial Study and subdivision

1. LACDRP
2. LACDRP/CDFG
3. Prior to Approval of Subdivision Maps

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase		

4.6 BIOTA (cont.)

FIRE MANAGEMENT PLAN

4.6-72. A Fire Management Plan shall be developed to avoid and minimize direct and indirect impacts to the spineflower, in accordance with the adopted Newhall Ranch Resource Management Plan (RMP), to protect and manage the Newhall Ranch spineflower preserve(s) and buffers.

The Fire Management Plan shall be completed by the project applicant, or its designee, in conjunction with approval of any Newhall Ranch subdivision map adjacent to a spineflower preserve.

The final Fire Management Plan shall be approved by the County of Los Angeles Fire Department through the processing of subdivision maps.

Under the final Fire Management Plan, limited fuel modification activities within the spineflower preserves will be restricted to selective thinning with hand tools to allow the maximum preservation of Newhall Ranch spineflower populations. No other fuel modification or clearance activities shall be allowed in the Newhall Ranch spineflower preserve(s). Controlled burning may be allowed in the future within the Newhall Ranch preserve(s) and buffers, provided that it is based upon a burn plan approved by the County of Los Angeles Fire Department and CDFG. The project applicant, or its designee, shall also be responsible for annual maintenance of fuel modification zones, including, but not limited to, removal of undesirable non-native plants, revegetation with acceptable locally indigenous plants and clearing of trash and other debris in accordance with the County of Los Angeles Fire Department.

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| Applicant (Project Biologist) | Review of Initial Study and subdivision | 1. LACFD
2. LACFD/CDFG
3. Subdivision Maps |
|-------------------------------|---|--|

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
<p>4.6 BIOTA (cont.)</p> <p>WATER FLOW DIVERSION AND MANAGEMENT</p> <p>4.6-73. At the subdivision map level, the project applicant, or its designee, shall design and implement project-specific design measures to minimize changes in surface water flows to the Newhall Ranch spineflower preserve(s) for all Newhall Ranch subdivision maps adjacent to the preserve(s) and buffers, and avoid and minimize indirect impacts to the spineflower. Prior to issuance of a grading permit for each such subdivision map, the project applicant, or its designee, shall submit for approval to the County plans and specifications that ensure implementation of the following design measures:</p> <p>(a) During construction activities, drainage ditches, piping or other approaches will be put in place to convey excess storm water and other surface water flows away from the Newhall Ranch spineflower preserve(s) and connectivity/preserve design/buffers, identified in Mitigation Measures 4.6-66 and 4.6-67;</p> <p>(b) Final grading and drainage design will be developed that does not change the current surface and subsurface hydrological conditions within the preserve(s);</p> <p>(c) French drains will be installed along the edge of any roadways and fill slopes that drain toward the preserve(s);</p> <p>(d) Roadways will be constructed with slopes that convey water flows within the roadway easements and away from the preserve(s);</p> <p>(e) Where manufactured slopes drain toward the preserve(s), a temporary irrigation system would be installed to the satisfaction of the County in order to establish the vegetation on the slope area(s). This system shall continue only until the slope vegetation is established and self-sustaining;</p> <p>(f) Underground utilities will not be located within or through the preserve(s). Drainage pipes installed within the preserve(s) away from spineflower populations to convey surface or subsurface water away from the populations will be aligned to avoid the preserve(s) to the maximum extent practicable; and</p> <p>(g) Fencing or other structural type barriers that will be installed to reduce intrusion of people or domestic animals into the preserve(s) shall incorporate footing designs that minimize moisture collection.</p>		Applicant (Project Biologist)	Review of Initial Study and subdivision	<p>1. LACDRP/LACDPW</p> <p>2. LACDRP/LACDPW/CDFG</p> <p>3. Prior to Approval of Subdivision Maps</p>

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
4.6 BIOTA (cont.)				
BIOLOGICAL MONITOR				
4.6-74. A knowledgeable, experienced botanist/biologist, subject to approval by the County and CDFG, shall be required to monitor the grading and fence/utility installation activities that involve earth movement adjacent to the Newhall Ranch spineflower preserve(s) to avoid the incidental take through direct impacts of conserved plant species, and to avoid disturbance of the preserve(s). The biological monitor will conduct bi-weekly inspections of the project site during such grading activities to ensure that the mitigation measures provided in the adopted Newhall Ranch Mitigation Monitoring Program (Biota section) are implemented and adhered to.	Monitoring Biologist	Bi-weekly site inspections and monthly monitoring reports as needed	1. LACDRP/LACDPW 2. LACDRP/LACDPW/CDFG 3. Prior to issuance of construction permit(s)	

Monthly monitoring reports, as needed, shall be submitted to the County verifying compliance with the mitigation measures specified in the adopted Newhall Ranch Mitigation Monitoring Program (Biota section).

The biological monitor will have authority to immediately stop any such grading activity that is not in compliance with the adopted Newhall Ranch Mitigation Monitoring Program (Biota section), and to take reasonable steps to avoid the take of, and minimize the disturbance to, spineflower populations within the preserve(s).

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
<p>4.6 BIOTA (cont.)</p> <p>CONSTRUCTION IMPACT AVOIDANCE MEASURES</p> <p>4.6-75. The following measures shall be implemented to avoid and minimize indirect impacts to Newhall Ranch spineflower populations during all phases of project construction:</p> <p>(a) Water Control. Watering of the grading areas would be controlled to prevent discharge of construction water into the Newhall Ranch preserve(s) or on ground sloping toward the preserve(s). Prior to the initiation of grading operations, the project applicant, or its designee, shall submit for approval to the County an irrigation plan describing watering control procedures necessary to prevent discharge of construction water into the Newhall Ranch preserve(s) and on ground sloping toward the preserve(s).</p> <p>(b) Storm Water Flow Redirection. Diversion ditches would be constructed to redirect storm water flows from graded areas away from the Newhall Ranch preserve(s). To the extent practicable, grading of areas adjacent to the preserve(s) would be limited to spring and summer months (May through September) when the probability of rainfall is lower. Prior to the initiation of grading operations, the project applicant, or its designee, would submit for approval to the County a storm water flow redirection plan that demonstrates the flow of storm water away from the Newhall Ranch spineflower preserve(s). Treatment of Exposed Graded Slopes. Graded slope areas would be trimmed and finished as grading proceeds. Slopes would be treated with soil stabilization measures to minimize erosion. Such measures may include seeding and planting, mulching, use of geotextiles and use of stabilization mats. Prior to the initiation of grading operations, the project applicant, or its designee, would submit for approval to the County the treatments to be applied to exposed graded slopes that would ensure minimization of erosion.</p> <p>(c)</p>	Monitoring Biologist	Bi-weekly site inspections and monthly monitoring reports as needed	1. LACDRP/LACDPW 2. LACDRP/LACDPW/CDFG 3. Prior to issuance of occupancy permit(s)	

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
<p>4.6 BIOTA (cont.)</p> <p>REASSESSMENT REQUIREMENT</p> <p>4.6-76. In conjunction with submission of the first Newhall Ranch subdivision map in either Mesas Village or that portion of Riverwood Village in which the San Martinez spineflower location occurs, the project applicant, or its designee, shall reassess project impacts, both direct and indirect, to the spineflower populations using subdivision mapping data, baseline data from the Newhall Ranch Final EIR and data from the updated plant surveys (see, Specific Plan EIR Mitigation Measure 4.6-53).</p> <p>This reassessment shall take place during preparation of the required tiered EIR for each subdivision map. If the reassessment results in the identification of new or additional impacts to Newhall Ranch spineflower populations, which were not previously known or identified, the mitigation measures set forth in this program, or a Fish and Game Code section 2081 permit(s) issued by CDFG, shall be required, along with any additional mitigation required at that time.</p>	Applicant (Project Biologist)	In conjunction with submission of the first subdivision map in either Mesas Village or that portion of Riverwood Village in which the San Martinez spineflower location occurs	1. LACDRP 2. LACDRP/CDFG 3. Prior to subdivision map approval	

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
			1.	2.	3.
4.6 BIOTA (cont.)					
NEWHALL RANCH MONITORING AND MANAGEMENT					
4.6-77. Direct and indirect impacts to the preserved Newhall Ranch spineflower populations shall require a monitoring and management plan, subject to the approval of the County. The applicant shall consult with CDFG with respect to preparation of the Newhall Ranch spineflower monitoring/management plan. This plan shall be in place when the preserve(s) and connectivity/preserve design/buffers are established (see Mitigation Measures 4.6-66 and 4.6-67). The criteria set forth below shall be included in the plan.					
Monitoring. The purpose of the monitoring component of the plan is to track the viability of the Newhall Ranch spineflower preserve(s) and its populations, and to ensure compliance with the adopted Newhall Ranch Mitigation Monitoring Program (Biota section).	Applicant (Project Biologist)	Site surveys and annual reports as directed by this measure The length of the active management components set forth above shall be governed by attainment of successful management criteria	1. LACDRP 2. LACDRP/CDFG 3. As necessary per the guidelines set forth in the measure		

The monitoring component of the plan shall investigate and monitor factors such as population size, growth or decline, general condition, new impacts, changes in associated vegetation species, pollinators, seed dispersal vectors and seasonal responses. Necessary management measures will be identified. The report results will be sent annually to the County, along with photo documentation of the assessed site conditions.

The project applicant, or its designee, shall contract with a qualified botanist/biologist, approved by the County, with the concurrence of CDFG, to conduct quantitative monitoring over the life of the Newhall Ranch Specific Plan. The botanist/biologist shall have a minimum of three years experience with established monitoring techniques and familiarity with southern California flora and target taxa. Field surveys of the Newhall Ranch spineflower preserve(s) will be conducted each spring. Information to be obtained will include: (a) an estimate of the numbers of spineflowers in each population within the preserve(s); (b) a map of the extent of occupied habitat at each population; (c) establishment of photo monitoring points to aid in documenting long-term trends in habitat; (d) aerial photographs of the preserved areas at five-year intervals; (e) identification of significant impacts that may have occurred or problems that need attention, including invasive plant problems, weed problems and fencing or signage repair; and (f) overall compliance with the adopted mitigation measures.

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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4.6 BIOTA (cont.)

4.6-77. (cont.)

For a period of three years from Specific Plan re-approval, all areas of potential habitat on the Newhall Ranch site will be surveyed annually in the spring with the goal of identifying previously unrecorded spineflower populations. Because population size and distribution limits are known to vary depending on rainfall, annual surveys shall be conducted for those areas proposed for development in order to establish a database appropriate for analysis at the project-specific subdivision map level (rather than waiting to survey immediately prior to proceeding with the project-specific subdivision map process). In this way, survey results gathered over time (across years of varying rainfall) will provide information on ranges in population size and occupation. New populations, if they are found, will be mapped and assessed for inclusion in the preserve program to avoid impacts to the species.

Monitoring/Reporting. An annual report will be submitted to the County and CDFG by December 31st of each year. The report will include a description of the monitoring methods, an analysis of the findings, effectiveness of the mitigation program, site photographs and adoptive management measures, based on the findings. Any significant adverse impacts, signage, fencing or compliance problems identified during monitoring visits will be reported to the County and CDFG for corrective action by the project applicant, or its designee.

Management. Based on the outcome of ongoing monitoring and additional project-specific surveys addressing the status and habitat requirements of the spineflower, active management of the Newhall Ranch spineflower preserve(s) will be required in perpetuity. Active management activities will be triggered by a downward population decline over 5 consecutive years, or a substantial drop in population over a 10-year period following County re-approval of the Specific Plan. Examples of management issues that may need to be addressed in the future include, but are not limited to, control of exotic competitive non-native plant species, herbivory predation, weed control, periodic controlled burns or fuel modification compliance.

Applicant (Project Biologist)	Site surveys and annual reports as directed by this measure The length of the active management components set forth above shall be governed by attainment of successful management criteria	1. LACDRP 2. LACDRP/CDFG 3. As necessary per the guidelines set forth in the measure
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Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
<p>4.6 BIOTA (cont.)</p> <p>4.6-77. (cont.)</p> <p>After any population decline documented in the annual populations census following County re-approval of the Specific Plan, the project applicant, or its designee, shall be responsible for conducting an assessment of the ecological factor(s) that are likely responsible for the decline, and implement management activity or activities to address these factors where feasible. If a persistent population decline is documented, such as a trend in steady population decline persistent for a period of 5 consecutive years, or a substantial drop in population detected over a 10-year period, spineflower may be introduced in appropriate habitat and soils in the Newhall Ranch preserve(s), utilizing the bulk spineflower seed repository, together with other required management activity or activities. In connection with this monitoring component, the project applicant, or its designee, shall contract with a qualified botanist/biologist, approved by the County, to complete: (a) a study of the breeding and pollination biology of the spineflower, including investigation into seed physiology to assess parameters that may be important as management tools to guarantee self-sustainability of populations, which may otherwise have limited opportunity for germination; and (b) a population genetics study to document the genetic diversity of the Newhall Ranch spineflower population. The criteria for these studies shall be to develop data to make the Newhall Ranch spineflower management program as effective as possible. These studies shall be subject to approval by the County's biologist, with the concurrence of CDFG. These activities shall be undertaken by a qualified botanist/biologist, subject to approval by the County with the concurrence of CDFG. The project applicant, or its designee, shall be responsible for the funding and implementation of the necessary management activity or activities, as approved by the County and CDFG.</p> <p>The length of the active management components set forth above shall be governed by attainment of successful management criteria set forth in the plan rather than by a set number of years.</p>		Applicant (Project Biologist)	<p>Site surveys and annual reports as directed by this measure</p> <p>The length of the active management components set forth above shall be governed by attainment of successful management criteria</p>	<p>1. LACDRP</p> <p>2. LACDRP/CDFG</p> <p>3. As necessary per the guidelines set forth in the measure</p>

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
			1.	2.	3.
			1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
TRANSLOCATION/REINTRODUCTION PROGRAM					
4.6-78. To the extent project-related direct and indirect significant impacts on spineflower cannot be avoided or substantially lessened through establishment of the Newhall Ranch spineflower preserve(s), and other avoidance, minimization, or other compensatory mitigation measures, a translocation and reintroduction program may be implemented in consultation with CDFG to further mitigate such impacts. Direct impacts (i.e., take) to occupied spineflower areas shall be fully mitigated at a 4:1 ratio. Impacts to occupied spineflower areas caused by significant indirect effects shall be mitigated at a 1:1 ratio.					
Introduction of new spineflower areas will be achieved through a combination of direct seeding and translocation of the existing soil seed bank that would be impacted by grading. Prior to any development within, or disturbance to, spineflower populations, on-site and off-site mitigation areas shall be identified and seed and top soil shall be collected. One-third of the collected seed shall be sent to the Rancho Santa Ana Botanical Garden for storage. One third of the seed shall be sent to the USDA National Seed Storage Lab in Fort Collins, Colorado for storage. One third shall be used for direct seeding of the on-site and off-site mitigation areas.	Applicant (Project Biologist)	Review of Initial Study and subdivision	1. LACDRP/CDFG	2. LACDRP/CDFG	3. Prior to issuance of occupancy permits
Direct seeding. Prior to the initiation of grading, the project applicant, or its designee, shall submit to the County a program for the reintroduction of spineflower on Newhall Ranch. The reintroduction program shall include, among other information: (a) location map with scale; (b) size of each introduction polygon; (c) plans and specifications for site preparation, including selective clearing of competing vegetation; (d) site characteristics; (e) protocol for seed collection and application; and (f) monitoring and reporting. The program shall be submitted to CDFG for input and coordination. The project applicant, or its designee, shall implement the reintroduction program prior to the initiation of grading. At least two candidate spineflower reintroduction areas will be created within Newhall Ranch and one candidate spineflower reintroduction area will be identified offsite. Both on-site and off-site reintroduction areas will be suitable for the spineflower in both plant community and soils, and be located within the historic range of the taxon. Success criteria shall be included in the monitoring/management plan, with criteria for the germination, growth, and production of viable seeds of individual plants for a specified period.					

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase		

4.6 BIOTA (cont.)

4.6-78. (cont.)

Although the reintroduction program is experimental at this stage, the County considers such a program to be a feasible form of mitigation at this juncture based upon available studies. Botanists/biologists familiar with the ecology and biology of the spineflower would prepare and oversee the reintroduction program.

Translocation. Prior to the initiation of grading, the project applicant, or its designee, shall submit to the County a translocation program for the spineflower. Translocation would salvage the topsoil of spineflower areas to be impacted due to grading. Salvaged spineflower soil seed bank would be translocated to the candidate spineflower reintroduction areas. The translocation program shall include, among other information: (a) location map with scale; (b) size of each translocation polygon; (c) plans and specifications for site preparation, including selective clearing of competing vegetation; (d) site characteristics; (e) protocol for topsoil collection and application; and (f) monitoring and reporting. The translocation program shall be submitted to CDFG for input and coordination. Translocation shall occur within the candidate spineflower reintroduction areas onsite and offsite. Successful criteria for each site shall be included in the monitoring/management plan/with criteria for the germination and growth to reproduction of individual plants for the first year a specified period.

Although the translocation program is experimental at this stage, the County considers such a program to be a feasible form of mitigation at this juncture based upon available studies. Botanists/biologists familiar with the ecology and biology of the spineflower would prepare and oversee the translocation program.

Applicant (Project Biologist)	Review of Initial Study and subdivision	1. LACDRP/CDFG 2. LACDRP/CDFG 3. Prior to issuance of occupancy permits
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Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)				
ON-GOING AGRICULTURAL ACTIVITIES				
4.6-79. The project applicant, or its designee, shall engage in regular and ongoing consultation with the County and CDFG in connection with its ongoing agricultural operations in order to avoid or minimize significant direct impacts to the spineflower.				
In addition, the project applicant, or its designee, shall provide 30 days advance written notice to the County and CDFG of the proposed conversion of its ongoing rangeland operations on Newhall Ranch to more intensive agricultural uses. The purpose of the advance notice requirement is to allow the applicant, or its designee, to coordinate with the County and CDFG to avoid or minimize significant impacts to the spineflower prior to the applicant's proposed conversion of its ongoing rangeland operations to more intensive agricultural uses. This coordination component will be implemented by or through the County's Department of Regional Planning and/or the Regional Manager of CDFG. Implementation will consist of the County and/or CDFG conducting a site visit of the proposed conversion area(s) within the 30-day period, and making a determination of whether the proposed conversion area(s) would destroy or significantly impact spineflower population in or adjacent to those areas. If it is determined that the conversion area(s) do not destroy or significantly impact spineflower populations, then the County and/or CDFG will authorize such conversion activities in the proposed conversion area(s). However, if it is determined that the conversion area(s) may destroy or significantly impact spineflower populations, then the County and/or CDFG will issue a stop work order to the applicant, or its designee. If such an order is issued, the applicant, or its designee, shall not proceed with any conversion activities in the proposed conversion area(s). However, the applicant, or the designee, may take steps to relocate the proposed conversion activities in an alternate conversion area(s). In doing so, the applicant, or its designee, shall follow the same notice and coordination provisions identified above. This conversion shall not include ordinary pasture maintenance and renovation or dry land farming operations consistent with rangeland management.		Applicant	Thirty (30) days advance written notice of proposed conversion to more intensive agricultural uses	1. LACDRP/CDFG 2. LACDRP/CDFG 3. As necessary

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
			1.	2.	3.

4.6 BIOTA (cont.)

SAN MARTINEZ POPULATION

4.6-80. Upon approval of tentative tract map(s) impacting the San Martinez portion of the Specific Plan site, the applicant shall work with the Department of Regional Planning staff and SEATAC to establish an appropriately sized preserve area to protect the spineflower population at San Martinez Canyon.

Applicant	Upon approval of tentative tract map(s) impacting San Martinez portion of site	1. LACDRP/CDFG 2. LACDRP/CDFG 3. As necessary
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4.7 VISUAL QUALITIES

Key mitigation measures incorporated into the Specific Plan include, but are not limited to:

- the preservation of natural Santa Clara River vegetation and River bluffs,
- the preservation of canyons tributary to the Santa Clara River and other Open Area,
- the placement of the regional River Trail in between SR-126 and the River,
- the regulation and limitation of urban uses between SR-126 and the River which create large windows for viewing the River Corridor, the River bluffs and Santa Susana Mountains from SR-126,
- the preservation of the High Country SMA,
- the preservation of significant topographic features, such as Sawtooth Ridge and Ayers Rock,
- the installation of landscaping, and
- the preservation of significant oak tree stands (less than 4 percent of the estimated 16,000+ oak trees would be impacted).

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
			1.	2.	3.
<p>4.7 VISUAL QUALITIES (cont.)</p> <p>Chapters 3 and 4 of the Specific Plan contain proposed Development Regulations and Design Guidelines, respectively. The reader is referred to those Chapters of the Specific Plan for the complete list. The Development Regulations and Design Guidelines are intended to provide a comprehensive set of regulations governing the use and development of land which is intended to achieve a development image that blends into adjoining natural landscapes and reduces the alteration of natural landforms and scenic natural features found on the Specific Plan site. The Specific Plan also includes landscape standards directing the use of drought-tolerant and native plants (including the replacement of removed oak trees) that would further highlight the surrounding natural environment. Development Regulations and Design Guidelines are proposed that address:</p> <ul style="list-style-type: none"> • setbacks (Development Regulations, Specific Plan Chapter 3.4, Table 3.4-1), • building heights (Development Regulations, Specific Plan Chapter 3.4, Table 3.4-1), • signage (Development Regulations, Specific Plan Chapter 3.6), • parking (Development Regulations, Specific Plan Chapter 3.7), • site planning (Design Guidelines, Specific Plan Chapter 4.3), • architecture (Design Guidelines, Specific Plan Chapter 4.4), • fencing (Design Guidelines, Specific Plan Chapter 4.5), • landscape design (Design Guidelines, Specific Plan Chapter 4.6), • lighting (Design Guidelines, Specific Plan Chapter 4.7), and • grading (Design Guidelines, Specific Plan Chapter 4.8). <p>4.7-1. In conjunction with the development review process set forth in Chapter 5 of the Specific Plan, all future subdivision maps and other discretionary permits which allow construction shall incorporate the Development Guidelines (Specific Plan Chapter 3) and Design Guidelines (Specific Plan Chapter 4), and the design themes and view considerations listed in the Specific Plan.</p>	Applicant	Plan Check	1. LA County Department of Regional Planning	2. LA County Department of Regional Planning	3. Prior to Approval of Final Maps

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
			1.	2.	3.

4.7 VISUAL QUALITIES (cont.)

- 4.7-2. In design of residential tentative tract maps and site planning of multifamily areas and Commercial and Mixed-Use land use designations along SR-126, the following Design Guidelines shall be utilized.
- Where the elevations of buildings will obstruct the views from SR-126 to the south, the location and configuration of individual buildings, driveways, parking, streets, signs and pathways shall be designed to provide view corridors of the River, bluffs and the ridge lines south of the River. Those view corridors may be perpendicular to SR-126 or oblique to it in order to provide for views of passengers within moving vehicles on SR-126.
 - The Community Park between SR 126 and the Santa Clara River shall be designed to promote views from SR-126 of the River, bluffs and ridge lines to the south of the River.
 - Residential Site Planning Guidelines set forth in Section 4.3.1 Residential and Architectural Guidelines set forth Section 4.4.1 Residential shall be employed to ensure that the views from SR-126 are aesthetically pleasing and that views of the River, bluffs and ridge lines south of the River are preserved to the extent practicable.
 - Mixed-Use and the Commercial Site Planning Guidelines set forth in Section 4.3.2 and Architectural Guidelines set forth Section 4.4.2 shall be incorporated to the extent practicable in the design of the Riverwood Village Mixed-Use and Commercial land use designations to ensure that the views from SR-126 are aesthetically pleasing and to preserve views of the River, bluffs and ridge lines south of the River.
 - Landscape improvements along SR 126 shall incorporate the Landscape Design Guidelines, set forth in Section 4.6 in order to ensure that the views from SR-126 are aesthetically pleasing and to preserve views of the River, bluffs and ridge lines south of the River.

No further mitigation is recommended beyond that already incorporated into the Specific Plan. While the measures contained in the Specific Plan minimize the Specific Plan's visual impact, they cannot reduce the magnitude of the impact to less than significant levels.

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| Applicant | Plan Check | 1. LA County Department of Regional Planning
2. LA County Department of Regional Planning
3. Prior to Approval of Final Subdivision Maps or Site Plans as applicable |
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Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Enforcement Agency		
		Monitoring Action	1. Monitoring Phase	2. Monitoring Phase
4.8 TRAFFIC/ACCESS				
ON-SITE (EXCEPT SR-126 - SEE BELOW)				
The following mitigation is required relative to all on-site roadways and intersections except SR-126, which is discussed separately below:				
4.8-1. The applicants for future subdivision maps which permit construction shall be responsible for funding and constructing all on-site traffic improvements except as otherwise provided below. The obligation to construct improvements shall not preclude the applicants' ability to seek local, State or Federal funding for these facilities.	Applicant(s)	Bonding of and/or Receipt of Funding and/or Field Verification of Construction	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permit	
4.8-2. Prior to the approval of each subdivision map which permits construction, the applicant for that map shall prepare a transportation performance evaluation which shall indicate the specific improvements for all on-site roadways which are necessary to provide adequate roadway and intersection capacity as well as adequate right-of-way for the subdivision and other expected traffic. Transportation performance evaluations shall be approved by Los Angeles County Department of Public Works according to standards and policies in effect at that time. The transportation performance evaluation shall form the basis for specific conditions of approval for the subdivision.	Applicant (Traffic Engineer)	Receipt and Review of Transportation Performance Evaluation	1. LACDPW 2. LACDPW 3. Prior to Approval of Subdivision Maps	
4.8-3. The applicants for future subdivisions shall provide the traffic signals at the 15 locations labeled "B" through "P" in Figure 4.8-17 as well as any additional signals warranted by future subdivision design. Signal warrants shall be prepared as part of the transportation performance evaluations noted in Mitigation 4.8-2.	Applicant (Traffic Engineer)	Installation of Traffic Signals or funding of bonding of project's share	1. LACDPW 2. LACDPW 3. Prior to Issuance of Occupancy Permits	
4.8-4. All development within the Specific Plan shall conform to the requirements of the Los Angeles County Transportation Demand Management (TDM) Ordinance.	Applicant (Traffic Engineer)	Subdivision Review	1. LACDPW 2. LACDPW 3. Prior to Final Map Approval and/or approval of improvement plans	

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase

4.8 TRAFFIC/ACCESS (cont.)

4.8-5. The applicants for all future subdivision maps which permit construction shall consult with the local transit provider regarding the need for, and locations of, bus pull-ins on highways within the Specific Plan area. All bus pull-in locations shall be approved by the Department of Public Works, and approved bus pull-ins shall be constructed by the applicant.	Applicant (Traffic Engineer)	Verification of Consultation with Transit Providers Review of bus pull-in locations	1. LACDPW 2. LACDPW 3. Prior to Final Map Approval and/or approval of improvement plans	

OFF-SITE ARTERIALS

4.8-6. Prior to the recordation of the first subdivision map which permits construction, the applicant for that map shall prepare a transportation performance evaluation which shall determine the specific improvements needed to each off-site arterial and related costs in order to provide adequate roadway and intersection capacity for the expected Specific Plan and General Plan buildout traffic trips. The transportation performance evaluation shall be based on the Master Plan of Highways in effect at that time and shall be approved by the Los Angeles County Department of Public Works. The applicant shall be required to fund its fair share of improvements to these arterials, as stated on Table 4.8-18. The applicants total funding obligation shall be equitably distributed over the housing units and non-residential building square footage (i.e., Business Park, Visitor-Serving, Mixed-Use, and Commercial) in the Specific Plan, and shall be a fee to be paid to the County and/or the City at each building permit. For off-site areas within the County unincorporated area, the applicant may construct improvements for credit against or in lieu of paying the fee.	Applicant(s)	Payment of Fee Determination of fair share funding obligation and fee structure for off-site improvements	1. LACDPW 2. LACDPW 3. Prior to Recordation of the First Subdivision Map	

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
<p>4.8 TRAFFIC/ACCESS (cont.)</p> <p>FREEWAYS AND STATE HIGHWAYS (I-5 AND SR-126 IN LOS ANGELES COUNTY)</p> <p>4.8-7. Each future performance evaluation which shows that a future subdivision map will create significant impacts on SR-126 shall analyze the need for additional travel lanes on SR-126. If adequate lane capacity is not available at the time of subdivision, the applicant of the subdivision shall fund or construct the improvements necessary to serve the proposed increment of development. Construction or funding of any required facilities shall not preclude the applicant's ability to seek State, Federal or local funding for these facilities.</p>	Applicant(s)	Receipt and Review of Transportation Performance Evaluation	1. LACDPW 2. LACDPW 3. Prior to Recordation of Final Tract Map	
		Applicant Funding of or bonding of Fair Share of Improvements		

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
4.8 TRAFFIC/ACCESS (cont.)					
CONGESTION MANAGEMENT					
4.8-8. Project-specific environmental analysis for future subdivision maps which allow construction shall comply with the requirements of the Congestion Management Program in effect at the time that subdivision map is filed.	Applicant	Review of future environmental analysis	1. LACDPW	2. LACDPW	3. Prior to certification of future environmental documents
SR-126 IN VENTURA COUNTY					
4.8-9. Prior to the recordation of the first subdivision map which permits construction, the applicant for that map shall prepare a transportation evaluation including all of the Specific Plan land uses which shall determine the specific improvements needed to the following intersections with SR-126 in the City of Fillmore and community of Piru in Ventura County: "A", "B", "C", "D" and "E" Streets, Old Telegraph, Olive, Center, Santa Clara, Mountain View, El Dorado Road, and Pole Creek (Fillmore), and Main/Torrey and Center (Piru). The related costs of those intersection improvements and the project's fair share shall be estimated based upon the expected Specific Plan traffic volumes. The transportation performance evaluation shall be based on the Los Angeles County Master Plan of Highways in effect at that time and shall be approved by the Los Angeles County Department of Public Works. The applicant's total funding obligation shall be equitably distributed over the housing units and non-residential building square footage (i.e., Business Park, Visitor Center, Mixed Use, and Commercial) in the Specific Plan, and shall be a fee to be paid to the City of Fillmore and the County of Ventura at each building permit.	Applicant (Traffic Engineer)	Receipt and Review of Transportation Performance Evaluation Payment of Fee to City of Fillmore or County of Ventura	1. LACDPW	2. LACDPW	3. Prior to Recordation of the First Subdivision Map, Payment of Fee Prior to Issuance of Building Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.8 TRAFFIC/ACCESS (cont.)			
FREEWAY/HIGHWAY INTERSECTIONS AND INTERCHANGES			
4.8-10. The Specific Plan is responsible to construct or fund its fair-share of the intersections and interchange improvements indicated on Table 4.8-18. Each future transportation performance evaluation required by Mitigation Measure 4.8-2 which identifies a significant impact at these locations due to subdivision map-generated traffic shall address the need for additional capacity at each of these locations. If adequate capacity is not available at the time of subdivision map recordation, the performance evaluation shall determine the improvements necessary to carry Specific Plan generated traffic, as well as the fair share cost to construct such improvements. If the future subdivision is conditioned to construct a phase of improvements which results in an overpayment of the fair-share cost of the improvement, then an appropriate adjustment (offset) to the fees paid to Los Angeles County and/or City of Santa Clarita pursuant to Mitigation Measure 4.8-6 above shall be made.	Applicant	Field Verification of Construction or Receipt of Fair Share Funding or Bonding	1. LACDPW 2. LACDPW 3. Prior to Issuance of Occupancy Permits
4.8-11. The applicant of the Newhall Ranch Specific Plan shall participate in an I-5 developer fee program, if adopted by the Board of Supervisors for the Santa Clarita Valley.	Applicant	Field Verification of Construction or Receipt of Fair Share Funding or Bonding	1. LACDPW 2. LACDPW 3. Prior to Issuance of Occupancy Permits
4.8-12. The applicant of the Newhall Ranch Specific Plan shall participate in a transit fee program, if adopted for the entire Santa Clarita Valley by Los Angeles County and City of Santa Clarita.	Applicant	Field Verification of Construction or Receipt of Fair Share Funding or Bonding	1. LACDPW 2. LACDPW 3. Prior to Issuance of Occupancy Permits

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
<p>4.8 TRAFFIC/ACCESS (cont.)</p> <p>4.8-13. Prior to the approval of each subdivision map which permits construction, the applicant for that map shall prepare a traffic analysis approved by the Los Angeles County Department of Public Works. The analysis will assess project and cumulative development (including an existing plus cumulative development scenario under the County's Traffic Impact Analysis Report Guidelines (TIA) and its Development Monitoring System (DMS)). In response to the traffic analysis, the applicant may construct off-site traffic improvements for credit against, or in lieu of paying, the mitigation fees described in Mitigation Measure 4.8-6 above. If future subdivision maps are developed in phases, a traffic study for each phase of the subdivision map may be submitted to determine the improvements needed to be constructed with that phase of development.</p>	Applicant(s) (Project Traffic Engineer)	Receipt and Review of TIA and DMS Traffic Analysis	Applicant Funding of or bonding of Fair Share of Improvements	<p>1. LACDPW</p> <p>2. LACDPW</p> <p>3. Prior to Recordation of the Final Tract Map</p>

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
4.9 NOISE					
CONSTRUCTION					
4.9-1. All construction activity occurring on the Newhall Ranch Specific Plan site shall adhere to the requirements of the "County of Los Angeles Construction Equipment Noise Standards," County of Los Angeles Ordinance No. 11743, §12.08.440 as identified in Table 4.9-3.	Applicant (Construction Contractor)	1. Include Measure in Specifications 2. Field Verification With Noise Monitor	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Grading and Construction Activities		
4.9-2. Limit all construction activities near occupied residences to between the hours of 6:30 A.M. and 8:00 P.M., and exclude all Sundays and legal holidays pursuant to County Department of Public Works, Construction Division standards.	Applicant (Construction Contractor)	1. Include Measure in Specifications 2. Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Grading and Construction Activities		
4.9-3. When construction operations occur adjacent to occupied residential areas, implement appropriate additional noise reduction measures that include changing the location of stationary construction equipment, shutting off idling equipment, notifying adjacent residences in advance of construction work, and installing temporary acoustic barriers around stationary construction noise sources.	Applicant (Construction Contractor)	1. Include Measure in Specifications 2. Field Verification and Verification that Adjacent Residents Were Notified	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Grading and Construction Activities		
4.9-4. Locate construction staging areas on-site to maximize the distance between staging areas and occupied residential areas.	Applicant (Construction Contractor)	1. Include Measure in Specifications 2. Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Grading and Construction Activities		

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
4.9 NOISE (cont.)						
OPERATION						
4.9-5. Where new single family residential buildings are to be constructed within an exterior noise contour of 60 dB(A) CNEL or greater, or where any multi-family buildings are to be constructed within an exterior noise contour of 65 dB(A) CNEL or greater, an acoustic analysis shall be completed prior to approval of building permits. The acoustical analysis shall show that the building is designed so that interior noise levels resulting from outside sources will be no greater than 45 dB(A) CNEL.	Applicant	Receipt and Review of Acoustical Analysis	1. LA County Department of Health Services	2. LACDPW, Building and Safety	3. Prior to the Issuance of Building Permits	
4.9-6. For single family residential lots located within the 60 dB(A) CNEL or greater noise contour, an acoustic analysis shall be submitted prior to tentative approval of the subdivision. The acoustic analysis shall show that exterior noise in outdoor living areas (e.g., back yards, patios, etc.) will be reduced to 60 dB(A) CNEL or less.	Applicant	Receipt and Review of Acoustical Analysis	1. LA County Department of Health Services	2. LACDPW, Building and Safety	3. Prior to Tentative Approval of Subdivision	
4.9-7. For multi-family residential lots located within the 65 dB(A) CNEL or greater noise contour, an acoustic analysis shall be submitted prior to tentative approval of the subdivision. The acoustic analysis shall show that exterior noise in outdoor living areas (e.g., back yards, patios, etc.) will be reduced to 65 dB(A) CNEL or less.	Applicant	Receipt and Review of Acoustical Analysis	1. LA County Department of Health Services	2. LACDPW, Building and Safety	3. Prior to Tentative Approval of Subdivision	
4.9-8. For school sites located within the 70 dB(A) CNEL or greater noise contour, an acoustic analysis shall be submitted prior to tentative approval of the subdivision. The acoustic analysis shall show that noise at exterior play areas will be reduced to 70 dB(A) CNEL or less.	Applicant	Receipt and Review of Acoustical Analysis	1. LA County Department of Health Services	2. LACDPW, Building and Safety	3. Prior to Tentative Approval of Subdivision	
4.9-9. All residential air conditioning equipment installed within the Newhall Ranch Specific Plan site shall adhere to the requirements of the "County of Los Angeles Residential Air Conditioning and Refrigeration Noise Standards," County of Los Angeles Ordinance No. 11743, §12.08.530.	Building Contractor	Field Verification	1. LA County Department of Health Services	2. LACDPW, Building and Safety	3. Prior to the Issuance of Occupancy Permits	

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.9 NOISE (cont.)				
4.9-10. All stationary and point sources of noise occurring on the Newhall Ranch Specific Plan site shall adhere to the requirements of the County of Los Angeles Ordinance No. 11743, §12.08.390 as identified in Table 4.9-2, County of Los Angeles Exterior Noise Standards for Stationary and Point Noise Sources.	Future Owners/Operators within project	Field Verification	1. LA County Department of Health Services 2. LA County Department of Building and Safety 3. During Life of Project	
4.9-11. Loading, unloading, opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans or similar objects between the hours of 10:00 P.M. and 6:00 A.M. in such a manner as to cause a noise disturbance is prohibited in accordance with the County of Los Angeles Ordinance No. 11743, §12.08.460.	Future Owners/Operators within project	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Life of Project	
4.9-12. Loading zones and trash receptacles in commercial and Business Park areas shall be located away from adjacent residential areas, or provide attenuation so that noise levels at residential uses do not exceed the standards identified in §12.08.460 of the Ordinance No. 11743.	Applicant	Plan Check Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Approval of Final Maps or improvement/building plans and Verify Prior to Issuance of Occupancy Permits	
4.9-13. Where residential lots are located with direct lines of sight to the Magic Mountain Theme Park, an acoustic analysis shall be submitted to show that exterior noise on the residential lots generated by activities at the park do not exceed the standards identified in §12.08.390 of the Ordinance No. 11743 as identified in Table 4.9-2, County of Los Angeles Exterior Noise Standards for Stationary and Point Noise Sources.	Applicant	Receipt and Review of Acoustical Analysis	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to the Issuance of Building Permits	
4.9-14. After the time that occupancy of uses on the Newhall Ranch Specific Plan site occurs, AND when noise levels at the Travel Village RV Park reach 70 dB(A) CNEL at locations where recreational vehicles are inhabited, the applicant shall construct a noise abatement barrier to reduce noise levels at the RV Park to 70 dB(A) CNEL or less.	Applicant	Receipt and Review of Acoustical Analysis Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Upon Occupancy of Uses on Newhall Ranch and if/when noise levels in Travel Village reach 70 dB(A) CNEL	

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase

4.9 NOISE (cont.)

4.9-15. Despite the absence of a significant impact, applicants for all building permits of Residential, Mixed-Use, Commercial, and Business Park land uses (Project) shall pay to the Santa Clara Elementary School District, prior to issuance of building permits, the project's pro rata share of the cost of a sound wall to be located between SR-126 and the Little Red School House. The project's pro rata share shall be determined by multiplying the estimated cost of the sound wall by the ratio of the project's estimated contribution of average daily trips on SR-126 (ADT) at the Little Red School House (numerator) to the total projected cumulative ADT increase at that location (denominator).¹ The total projected cumulative ADT increase shall be determined by subtracting the existing trips on SR-126² from the projected cumulative trips as shown in Table 1 of Topical Response 5 - Traffic Impacts to State and Local Roads in Ventura County after adding the total Newhall Ranch ADT traveling west of the City of Fillmore.

4.9-16. Despite the absence of a significant impact, the applicant for all building permits of Residential, Mixed-Use, Commercial and Business Park land uses (Project) shall participate on a fair-share basis in noise attenuation programs developed and implemented by the City of Moorpark to attenuate vehicular noise on SR-23 just north of Casey Road for the existing single-family homes which front SR-23. The mitigation criteria shall be to reduce noise levels to satisfy State noise compatibility standards. The project's pro rata share shall be determined by multiplying the estimated cost of attenuation by the ratio of the project's estimated contribution of average daily trips on SR-23 (ADT) north of the intersection of SR-23 and Casey Road (numerator) to the total projected cumulative ADT increase at that location (denominator).³ The total projected cumulative ADT increase shall be determined by subtracting the existing trips on SR-23 north of Casey Road⁴ from the projected cumulative trips as shown in Topical Response 5 - Traffic Impacts to State and Local Roads in Ventura County after adding the total Newhall Ranch ADT traveling south of the City of Fillmore.

Applicants for all Building Permits

Payment to Santa Clara Elementary School District

1. LACDRP
2. LACDPW, Building and Safety
3. Upon Issuance of Building Permits

Applicants for all Building Permits

Payment to City of Moorpark

1. LACDRP
2. LACDPW, Building and Safety
3. Upon Issuance of Building Permits

¹ Cost of Sound Wall X (Project ADT on SR-126 @ LRSH* / Total Projected Cumulative ADT Increase on SR-126 @ LRSH*) * LRSH = Little Red School House.

² 25,165 ADT using linear extrapolation from Table 1 of Topical Response 5 - Traffic Impacts to State and Local Roads in Ventura County.

³ Cost of mitigation x (Project ADT on SR-23 north of Casey Road / Total Projected cumulative ADT Increase on SR-23 north of Casey Road).

⁴ ADT using linear extrapolation from Table 1 of Topical Response 5 - Traffic Impacts to State and Local Roads in Ventura County.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
<p>4.9 NOISE (cont.)</p> <p>4.9-17. Prior to the approval of any subdivision map which permits construction within the Specific Plan area, the applicant for that map shall prepare an acoustical analysis assessing project and cumulative development (including an existing plus project analysis, and an existing plus cumulative development analysis including the project). The acoustical analysis shall be based upon State noise land use compatibility criteria and shall be approved by the Los Angeles County Department of Health Services.</p> <p>In order to mitigate any future impacts resulting from the project's contribution to significant cumulative noise impacts to development in existence as of the adoption of the Newhall Ranch Specific Plan and caused by vehicular traffic on off-site roadways, the applicant for building permits of Residential, Mixed-Use, Commercial, Visitor Serving and Business Park land uses shall, prior to issuance of building permits, pay a fee to Los Angeles County, Ventura County, the City of Fillmore or the City of Santa Clarita. The amount of the fee shall be the project's fair-share under any jurisdiction-wide or Santa Clarita Valley-wide noise programs adopted by any of the above jurisdictions.</p>	Applicants for all Building Permits	Payment of Fee to Los Angeles County, Ventura County, City of Fillmore or the City of Santa Clarita		

1. LACDRP
2. Los Angeles Co. Department of Health Services
3. Upon Issuance of Building Permits

Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
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Mitigation Measures/Conditions of Approval

4.10 AIR QUALITY

As discussed in Draft EIR, the proposed Specific Plan includes an on-site mobility system with alternatives to automobile use. Bus transit service within the Santa Clarita Valley currently provides linkages to the MetroLink rail station located on Soledad Canyon Road in the City of Santa Clarita, as well as to major commercial and other high activity centers within the Santa Clarita Valley. As set forth in Specific Plan, bus pull-ins will be provided throughout the Newhall Ranch Specific Plan site. Transit service is expected to serve the site when the demand for service justifies the extension of service to the area. The bus transit system will serve to implement SCAQMD mitigation measures pertaining to the establishment of shuttles from the Specific Plan site to commercial core areas and to major rail transit centers.

In addition, the Specific Plan incorporates a variety of design concepts, which will reduce total vehicle miles traveled and encourage alternative modes of transportation. These features include Mixed-Use areas, the location of employment centers in proximity to residential areas, and trails, which will accommodate bicycles and pedestrians, which link employment centers and commercial areas. The Specific Plan also reserves land for a future rail right-of-way and an area has been identified for a future transit station within the Specific Plan area. The Specific Plan is designed to reduce vehicle miles traveled through encouraging alternative modes of travel and allowing for residents to work, shop, and recreate in close proximity to their homes.

The Specific Plan would be built out over an estimated 25-year period. It is unknown at this time what technological developments may take place that may affect the identification and implementation of mitigation measures; however, preliminary information is available on the direction that these developments appear to be taking. Projects planned today should be able to integrate improvements, which facilitate use of new technologies as they become commercially available. For example, several alternatives to gasoline-powered vehicles are being developed today. Fuel cells which generate little, if any, pollutant emissions are being designed and tested as means to supply energy, heat, and cooling for structures. The potential application of measures such as these to reduce emissions should be studied as they become readily available and economically viable. However, with regard to "a fuel cell program for the commercial and industrial buildings", there is no supportable evidence that such a mitigation measure is economically achievable and therefore feasible. Nor is any data available to demonstrate that such a measure would have a measurable or significant effect on reducing air emissions. In addition, Los Angeles County is not aware of any objective data demonstrating that such a measure, if implemented, would measurably reduce air emissions. SCAQMD's CEQA Air Quality Handbook does not recommend this measure for non-residential land uses. For all these reasons, Los Angeles County rejects this measure as infeasible.

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
4.10 AIR QUALITY (cont.)					
However, the following features have been incorporated as part of the Specific Plan to reduce motor vehicle trips:					
4.10-1. The Specific Plan will provide Commercial and Service uses in close proximity to residential subdivisions.	Applicant	Approval of Tentative Maps	1. LACDRP	2. LACDRP	3. Prior to Tentative Subdivision Map Approvals
4.10-2. The Specific Plan will locate residential uses in close proximity to Commercial uses, Mixed-Uses, and Business Parks.	Applicant	Approval of Tentative Maps	1. LACDRP	2. LACDRP	3. Prior to Tentative Subdivision Map Approvals
4.10-3. Bus pull-ins will be constructed throughout the Specific Plan site.	Applicant	Final Highway Plan Check	1. LACDPW	2. LACDPW	3. Prior to Tentative Subdivision Map Approvals
4.10-4. Pedestrian facilities, such as sidewalks, and community regional, and local trails, will be provided throughout the Specific Plan site.	Applicant	Submittal of Tentative Maps	1. LACDRP	2. LACDRP	3. Prior to Tentative Subdivision Map Approvals
4.10-5. Roads with adjacent trails for pedestrian and bicycle use will be provided throughout the Specific Plan site connecting the individual Villages and community.	Applicant	Submittal of Tentative Maps	1. LACDRP	2. LACDRP	3. Prior to Tentative Subdivision Map Approvals

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase		

4.10 AIR QUALITY (cont.)

CONSTRUCTION IMPACTS

4.10-6. The applicant of future subdivisions shall implement all rules and regulations adopted by the Governing Board of the SCAQMD which are applicable to the development of the subdivision (such as Rule 402 - Nuisance, Rule 403 - Fugitive Dust, Rule 1113 - Architectural Coatings) and which are in effect at the time of development. The purpose of Rule 403 is to reduce the amount of particulate matter entrained in the ambient air as a result of man-made fugitive dust sources by requiring actions to prevent, reduce, or mitigate fugitive dust emissions. Rule 403 applies to any activity or man-made condition capable of generating fugitive dust such as the mass and remedial grading associated with the project as well as weed abatement and stockpiling of construction materials (i.e., rock, earth, gravel). Rule 403 requires that grading operations either (1) take actions specified in Tables 1 and 2 of the Rule for each applicable source of fugitive dust and take certain notification and record keeping actions; or (2) obtain an approved Fugitive Dust Control Plan. A complete copy of the SCAQMD's Rule 403 Implementation Handbook, which has been included in Appendix 4.10, provides guideline tables to demonstrate the typical mitigation program and record keeping required for grading operations (Tables 1 and 2 and sample record keeping chart). The record keeping is accomplished by on-site construction personnel, typically the construction superintendent.

Each future subdivision proposed in association with the Newhall Ranch Specific Plan shall implement the following if found applicable and feasible for that subdivision:

GRADING

- Apply non-toxic soil stabilizers according to manufacturers' specification to all inactive construction areas (previously graded areas inactive for ten days or more).
- Replace groundcover in disturbed areas as quickly as possible.

Applicant	Plan Check	1. LACDRP 2. LACDRP 3. Subdivision Map Approvals
	Review and apply applicable rules as part of environmental document	

Party
Responsible for
Implementing
Mitigation

1. Enforcement Agency
2. Monitoring Agency
3. Monitoring Phase

Monitoring
Action

Mitigation Measures/Conditions of Approval

4.10 AIR QUALITY (cont.)

4.10-6. (cont.)

- c. Enclose, cover, water twice daily, or apply non-toxic soil binders according to manufacturers' specifications, to exposed piles (i.e., gravel, sand, dirt) with 5 percent or greater silt content.
- d. Water active sites at least twice daily.
- e. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.
- f. Monitor for particulate emissions according to District-specified procedures.
- g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of CVC Section 23114.

PAVED ROADS

- h. Sweep streets at the end of the day if visible soil material is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water).
- i. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.

UNPAVED ROADS

- j. Apply water three times daily, or non-toxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.
- k. Reduce traffic speeds on all unpaved roads to 15 mph or less.
- l. Pave construction roads that have a traffic volume of more than 50 daily trips by construction equipment, 150 total daily trips for all vehicles.
- m. Pave all construction access roads at least 100 feet on to the site from the main road.
- n. Pave construction roads that have a daily traffic volume of less than 50 vehicular trips.

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
4.10 AIR QUALITY (cont.)						
4.10-7. Prior to the approval of each future subdivision proposed in association with the Newhall Ranch Specific Plan, each of the construction emission reduction measures indicated below (and in Tables 11-2 and 11-3 of the SCAQMD's CEQA Air Quality Handbook, as amended) shall be implemented if found applicable and feasible for that subdivision. Tables of currently applicable measures are provided for reference in EIR Appendix 4.10.						
ON-ROAD MOBILE SOURCE CONSTRUCTION EMISSIONS:						
a.	Configure construction parking to minimize traffic interference.					
b.	Provide temporary traffic controls when construction activities have the potential to disrupt traffic to maintain traffic flow (e.g., signage, flag person, detours).					
c.	Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 7:00 P.M. and 6:00 A.M. and between 10:00 A.M. and 3:00 P.M.).					
d.	Develop a trip reduction plan to achieve a 1.5 average vehicle ridership (AVR) for construction employees.					
e.	Implement a shuttle service to and from retail services and food establishments during lunch hours.					
f.	Develop a construction traffic management plan that includes the following measures to address construction traffic that has the potential to affect traffic on public streets:					
-	Rerouting construction traffic off congested streets;					
-	Consolidating truck deliveries; and					
-	Providing temporary dedicated turn lanes for movement of construction trucks and equipment on and off of the site.					
g.	Prohibit truck idling in excess of two minutes.					
OFF-ROAD MOBILE SOURCE CONSTRUCTION EMISSIONS:						
h.	Use methanol-fueled pile drivers.					
i.	Suspend use of all construction equipment operations during second stage smog alerts.					
j.	Prevent trucks from idling longer than two minutes.					
k.	Use electricity from power poles rather than temporary diesel-powered generators.					
l.	Use electricity from power poles rather than temporary gasoline-powered generators.					
m.	Use methanol- or natural gas-powered mobile equipment instead of diesel.					
n.	Use propane- or butane-powered on-site mobile equipment instead of gasoline.					
		Applicant	Field Verification and review and include applicable and feasible rules as part of environmental document	1. LACDRP	2. LACDRP	3. Prior to Tentative Subdivision Map Approvals

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
<p>4.10 AIR QUALITY (cont.)</p> <p>OPERATION IMPACTS</p> <p>The following measures based on current technology and feasibility will be implemented to reduce the operational emissions of the Specific Plan.</p> <p>4.10-8. The applicant of future subdivisions shall implement all rules and regulations adopted by the Governing Board of the SCAQMD which are applicable to the development of the subdivision (such as Rule 402 - Nuisance, Rule 1102 - Petroleum Solvent Dry Cleaners, Rule 1111 - NOx Emissions from Natural Gas-Fired, Fan-Type Central Furnaces, Rule 1146 - Emissions of Oxides of Nitrogen from Industrial, Institutional, and Commercial Boilers, Steam Generators, and Process Heaters) and which are in effect at the time of occupancy permit issuance.</p> <p>4.10-9. Prior to the approval of each future subdivision proposed in association with the Newhall Ranch Specific Plan, each of the operational emission reduction measures indicated below (and in Tables 11-6 and 11-7 of the SCAQMD's CEQA Air Quality Handbook, as amended) shall be implemented if found applicable and feasible for that subdivision. Tables of currently applicable measures are provided for reference in Appendix 4.10.</p> <p>ON-ROAD MOBILE SOURCE OPERATIONAL EMISSIONS:</p> <p>RESIDENTIAL USES</p> <ol style="list-style-type: none"> Include satellite telecommunications centers in residential subdivisions. Establish a shuttle service from residential subdivisions to commercial core areas. Construct on-site or off-site bus stops (e.g., bus turnouts, passenger benches, and shelters). Construct off-site pedestrian facility improvements, such as overpasses and wider sidewalks. Include retail services within or adjacent to residential subdivisions. Provide shuttles to major rail transit centers or multi-modal stations. Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.) Synchronize traffic lights on streets impacted by development. Construct, contribute, or dedicate land for the provision of off-site bicycle trails linking the facility to designated bicycle commuting routes. 	Applicant	Field Verification and review and include applicable and feasible rules as part of environmental document	1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
	Applicant	Field Verification and review and include applicable and feasible rules as part of environmental document	1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.10 AIR QUALITY (cont.)			
4.10-9. (cont.)			
COMMERCIAL USES			
j. Provide preferential parking spaces for carpools and vanpools and provide 7'2" minimum vertical clearance in parking facilities for vanpool access.			
k. Implement on-site circulation plans in parking lots to reduce vehicle queuing.			
l. Improve traffic flow at drive-throughs by designing separate windows for different functions and by providing temporary parking for orders not immediately available for pickup.			
m. Provide video-conference facilities.			
n. Set up resident worker training programs to improve job/housing balance.			
o. Implement home dispatching system where employees receive routing schedule by phone instead of driving to work.			
p. Develop a program to minimize the use of fleet vehicles during smog alerts (for business not subject to Regulation XV (now Rule 2202) or XII).			
q. Use low-emissions fleet vehicles:			
- TLEV			
- ULEV			
- LEV			
- ZEV			
r. Reduce employee parking spaces for those businesses subject to Regulation XV (now Rule 2202).			
s. Implement a lunch shuttle service from a worksite(s) to food establishments.			
t. Implement compressed work-week schedules where weekly work hours are compressed into fewer than five days.			
- 9/80			
- 4/40			
- 3/36			
u. Develop a trip reduction plan to achieve 1.5 AVR for businesses with less than 100 employees or multi-tenant worksites.			
v. Utilize satellite offices rather than regular worksite to reduce VMT.			
w. Establish a home-based telecommuting program.			
x. Provide on-site child care and after-school facilities or contribute to off-site development within walking distance.			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
4.10 AIR QUALITY (cont.)				
4.10-9. (cont.)				
y. Require retail facilities or special event centers to offer travel incentives such as discounts on purchases for transit riders.				
z. Provide on-site employee services such as cafeterias, banks, etc.				
aa. Establish a shuttle service from residential core areas to the worksite.				
ab. Construct on-site or off-site bus stops (e.g. bus turnouts, passenger benches, and shelters).				
ac. Implement a pricing structure for single-occupancy employee parking and/or provide discounts to ridesharing.				
ad. Include residential units within a commercial project.				
ae. Utilize parking in excess of code requirements as on-site park-n-ride lots or contribute to construction of off-site lots.				
af. Any two of the following:				
- Construct off-site bicycle facility improvements, such as bicycle trails linking the facility to designated bicycle commuting routes, or on-site improvements, such as bicycle paths.				
- Include bicycle parking facilities, such as bicycle lockers and racks.				
- Include showers for bicycling employees' use.				
ag. Any two of the following:				
- Construct off-site pedestrian facility improvements, such as overpasses, wider sidewalks.				
- Construct on-site pedestrian facility improvements, such as building access which is physically separated from street and parking lot traffic and walk paths.				
- Include showers for pedestrian employees' use.				
ah. Provide shuttles to major rail transit stations and multi-modal centers.				
ai. Contribute to regional transit systems (e.g. right-of-way, capital improvements, etc.).				
aj. Charge visitors to park.				
ak. Synchronize traffic lights on streets impacted by development.				
al. Reschedule truck deliveries and pickups to off-peak hours.				
am. Set up paid parking systems where drivers pay at walkup kiosk and exit via a stamped ticket to reduce emissions from queuing vehicles.				
an. Require on-site truck loading zones.				
ao. Implement or contribute to public outreach programs.				
ap. Require employers not subject to Regulation XV (now Rule 2202) to provide commuter information area.				

Applicant

Field Verification and review and include applicable and feasible rules as part of environmental document

1. LACDRP
2. LACDRP
3. Prior to Tentative Subdivision Map Approvals

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.10 AIR QUALITY (cont.)			
4.10-9. (cont.)			
BUSINESS PARK USES			
aq. Provide preferential parking spaces for carpools and vanpools and provide 7'2" minimum vertical clearance in parking facilities for vanpool access.			
ar. Implement on-site circulation plans in parking lots to reduce vehicle queuing.			
as. Set up resident worker training programs to improve job/housing balance.			
at. Implement home dispatching system where employees receive routing schedule by phone instead of driving to work.			
au. Develop a program to minimize the use of fleet vehicles during smog alerts (for business not subject to Regulation XV (now Rule 2202) or XII).			
av. Use low-emissions fleet vehicles:	Applicant	Field Verification and review and include applicable rules as part of environmental document	1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
- TLEV			
- ULEV			
- LEV			
- ZEV			
aw. Require employers not subject to Regulation XV (now Rule 2202) to provide commuter information area.			
ax. Reduce employee parking spaces for those businesses subject to Regulation XV (now Rule 2202).			
ay. Implement compressed work-week schedules where weekly work hours are compressed into fewer than five days.			
- 9/80			
- 4/40			
- 3/36			
az. Offer first right of refusal, low interest loans, or other incentives to employees who purchase or rent local residences.			
ba. Develop a trip reduction plan to achieve 1.5 AVR for businesses with less than 100 employees or multi-tenant workites.			
bb. Provide on-site child care and after-school facilities or contribute to off-site development within walking distance.			
bc. Provide on-site employee services such as cafeterias, banks, etc.			
bd. Establish a shuttle service from residential core areas to the worksite.			
be. Construct on-site or off-site bus stops (e.g., bus turnouts, passenger benches, and shelters)			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Enforcement Agency Monitoring Phase						
		1. Monitoring Action	2. Monitoring Agency	3. Monitoring Phase				
4.10 AIR QUALITY (cont.)								
4.10-9. (cont.)								
bf. Implement a pricing structure for single-occupancy employee parking and/or provide discounts to ridesharers.	Applicant	Field Verification and review and include applicable and feasible rules as part of environmental document	1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals					
bg. Utilize parking in excess of code requirements as on-site park-n-ride lots or contribute to construction of off-site lots.								
bh. Any two of the following:								
- Construct off-site bicycle facility improvements, such as bicycle trails linking the facility to designated bicycle commuting routes, or on-site improvements, such as bicycle paths.								
- Include bicycle parking facilities, such as bicycle lockers and racks.								
- Include showers for bicycling employees' use.								
bi. Any two of the following:								
- Construct off-site pedestrian facility improvements, such as overpasses, wider sidewalks.								
- Construct on-site pedestrian facility improvements, such as building access which is physically separated from street and parking lot traffic and walk paths.								
- Include showers for pedestrian employees' use.								
bj. Provide shuttles to major rail transit stations and multi-modal centers.								
bk. Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.).								
bl. Synchronize traffic lights on streets impacted by development.								
bm. Reschedule truck deliveries and pickups to off-peak hours.								
bn. Implement a lunch shuttle service from a worksite(s) to food establishments.								
bo. Require on-site truck loading zones.								
bp. Install aerodynamic add-on devices to heavy-duty trucks.								
bq. Implement or contribute to public outreach programs.								
STATIONARY SOURCE OPERATIONAL EMISSIONS								
RESIDENTIAL USES								
br. Use solar or low emission water heaters.								
bs. Use central water heating systems.								
bt. Use built-in energy-efficient appliances.								
bu. Provide shade trees to reduce building heating/cooling needs.								
bv. Use energy-efficient and automated controls for air conditioners.								
bw. Use double-paned windows.								
bx. Use energy-efficient low-sodium parking lot lights.								

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Enforcement Agency		
		Monitoring Action	1. Enforcement Agency	2. Monitoring Agency
			3. Monitoring Phase	
4.10 AIR QUALITY (cont.)				
4.10-9. (cont.)				
COMMERCIAL USES				
by. Use lighting controls and energy-efficient lighting.			1. LACDRP	
bz. Use fuel cells in residential subdivisions to produce heat and electricity.			2. LACDRP	
ca. Orient buildings to the north for natural cooling and include passive solar design (e.g., daylighting).		Field Verification and review and include applicable rules as part of environmental document	3. Prior to Tentative Subdivision Map Approvals	
cb. Use light-colored roofing materials to reflect heat.				
cc. Increase walls and attic insulation beyond Title 24 requirements.				
cd. Use solar or low emission water heaters.				
ce. Use central water heating systems.				
cf. Provide shade trees to reduce building heating/cooling needs.				
cg. Use energy-efficient and automated controls for air conditioners.				
ch. Use double-paned windows.				
ci. Use energy-efficient low-sodium parking lot lights.				
cj. Use lighting controls and energy-efficient lighting.				
ck. Use light-colored roofing materials to reflect heat.				
cl. Increase walls and attic insulation beyond Title 24 requirements.				
cm. Orient buildings to the north for natural cooling and include passive solar design (e.g., daylighting).				
BUSINESS PARK USES				
cn. Provide shade trees to reduce building heating/cooling needs.				
co. Use energy-efficient and automated controls for air conditioning.				
cp. Use double-paned windows.				
cq. Use energy-efficient low-sodium parking lot lights.				
cr. Use lighting controls and energy-efficient lighting.				
cs. Use light-colored roofing materials to reflect heat.				
ct. Orient buildings to the north for natural cooling and include passive solar design (e.g., daylighting).				
cw. Increase walls and attic insulation beyond Title 24 requirements.				
cx. Improved storage and handling of source materials.				
cw. Materials substitution (e.g., use water-based paints, life-cycle analysis).				
cx. Modify manufacturing processes (e.g., reduce process stages, closed-loop systems, materials recycling).				
cy. Resource recovery systems that redirect chemicals to new production processes.				

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency
			1. Monitoring Agency 2. Monitoring Agency 3. Monitoring Phase
4.10 AIR QUALITY (cont.)			
4.10-10. All non-residential development of 25,000 gross square feet or more shall comply with the County's Transportation Demand Management (TDM) Ordinance (Ordinance No. 93-0028M) in effect at the time of subdivision. The sizes and configurations of the Specific Plan's non-residential uses are not known at this time and the Ordinance specifies different requirements based on the size of the project under review. All current provisions of the ordinance are summarized in Appendix 4.10.	Applicant	Include Requirement in Future environmental documents and/or check at Building Permit	1. LACDPW 2. LACDRP 3. Tentative Map Approval or Building Permit, as applicable
4.10-11. Subdivisions and buildings shall comply with Title 24 of the California Code of Regulations which are current at the time of development.	Applicant	Include Requirement in Future environmental documents and/or check at Building Permit	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Tentative Map Approval or Building Permit, as applicable
4.10-12. Lighting for public streets, parking areas, and recreation areas shall utilize energy efficient light and mechanical, computerized or photo cell switching devices to reduce unnecessary energy usage.	Applicant	Include Requirement in Future environmental documents and/or check at Building Permit	1. LACDPW 2. LACDPW 3. Tentative Map Approval or Building Permit, as applicable
4.10-13. Any on-site subterranean parking structures shall provide adequate ventilation systems to disperse pollutants and preclude the potential for a pollutant concentration to occur.	Applicant	Include Requirement in Future environmental documents and/or check at Building Permit	1. LACDPW 2. LACDPW 3. Tentative Map Approval or Building Permit, as applicable
4.10-14. The sellers of new residential units shall be required to distribute brochures and other relevant information published by the SCAQMD or similar organization to new homeowners regarding the importance of reducing vehicle miles traveled and related air quality impacts, as well as on local opportunities for public transit and ridesharing.	Applicant	LACDRP Review of information package and distribution records	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Building Permit (Package) and Occupancy Permits (Records)

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Enforcement Agency		
		Monitoring Action	Monitoring Agency	Monitoring Phase
4.11 WATER RESOURCES				
4.11-1. The proposed Specific Plan shall implement a water reclamation system in order to reduce the Specific Plan's demand for imported potable water. The Specific Plan shall install a distribution system to deliver non-potable reclaimed water to irrigate land uses suitable to accept reclaimed water, pursuant to Los Angeles County Department of Health Standards.	Applicant	Subdivision Map Improvement Plan Check	1. LACDRP 2. LACDPW 3. Prior to Issuance of Building Permit(s)	
4.11-2. Landscape concept plans shall include a palette rich in drought-tolerant and native plants.	Applicant	Preliminary Landscape Plan Review	1. LACDPW 2. LA County Fire Department or Parks and Recreation 3. Prior to Recordation of Final Map	
4.11-3. Major manufactured slopes shall be landscaped with materials that will eventually naturalize, requiring minimal irrigation.	Applicant	Preliminary Landscape Plan Review	1. LACDPW 2. LA County Fire Department or Parks and Recreation 3. Prior to Recordation of Final Map	
4.11-4. Water conservation measures as required by the State of California shall be incorporated into all irrigation systems.	Applicant	Architectural Plans	1. California Department of Conservation 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permit(s)	
4.11-5. The area within each future subdivision within Newhall Ranch shall be annexed to the Valencia Water Company prior to issuance of building permits.	Applicant	CPUC Annexation Approval	1. CPUC 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permit(s)	

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.11 WATER RESOURCES (cont.)				
4.11-6. In conjunction with the submittal of applications for tentative tract maps or parcel maps which permit construction, and prior to approval of any such tentative maps, and in accordance with the requirements of the Los Angeles County General Plan Development Monitoring System (DMS), as amended, Los Angeles County shall require the applicant of the map to obtain written confirmation from the retail water agency identifying the source(s) of water available to serve the map concurrent with need. If the applicant of such map cannot obtain confirmation that a water source(s) is available for buildout of the map, the map shall be phased with the timing of an available water source(s), consistent with the County's DMS requirements.	Applicant	Written Confirmation of Water Availability	1. LACDPW 2. LACDPW 3. Prior to Recordation of Final Subdivision Maps	
4.11-7. Prior to commencement of use, all uses of recycled water shall be reviewed and approved by the State of California Health and Welfare Agency, Department of Health Services.	Applicant	Plan Check	1. County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Grading or Occupancy Permit(s) as applicable	
4.11-8. Prior to the issuance of building permits that allow construction, the applicant of the subdivision shall finance the expansion costs of water service extension to the subdivision through the payment of connection fees to the appropriate water agency(ies).	Applicant	Payment of Connection Fees	1. CLWA/VWC 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permits	

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase		
			1.	2.	3.
4.11 WATER RESOURCES (cont.)					
4.11-9. Pursuant to Public Resources Code §21081(a)(2), the County shall recommend that the Upper Santa Clara Water Committee (or Santa Clara Valley Water Purveyors), made up of the Castaic Lake Water Agency, Los Angeles County Waterworks District No. 36, Newhall County Water District, Santa Clara Water Division of CLWA and the Valencia Water Company, prepare an annual water report that will discuss the status of groundwater within the Alluvial and Saugus Aquifers, and State Water Project water supplies as they relate to the Santa Clara Valley. The report will also include an annual update of the actions taken by CLWA to enhance the quality and reliability of existing and planned water supplies for the Santa Clara Valley. In those years when the Committee or purveyors do not prepare such a report, the applicant at its expense shall cause the preparation of such a report that is acceptable to the County to address these issues. This annual report shall be provided to Los Angeles County who will consider the report as part of its local land use decision-making process. (To date, four such water reports have been prepared (1998, 1999, 2000 and 2001) and provided to both the County of Los Angeles and the City of Santa Clara.)	Applicant	Receipt of Annual Report	1. Board of Supervisors 2. LACDRP 3. Prior to Recordation of Final Subdivision Maps		

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
4.11 WATER RESOURCES (cont.)				
4.11-10. Pursuant to Public Resources Code §21081(a)(2), the County shall recommend that Castaic Lake Water Agency (CLWA), in cooperation with other Santa Clarita Valley retail water providers, continue to update the Urban Water Management Plan (UWMP) for Santa Clarita Valley once every five years (on or before December 31) to ensure that the County receives up-to-date information about the existing and planned water supplies in the Santa Clarita Valley. The County will consider the information contained in the updated UWMP in connection with the County's future local land use decision-making process. The County will also consider the information contained in the updated UWMP in connection with the County's future consideration of any Newhall Ranch tentative subdivision maps allowing construction.	Applicant	Receipt of written identification of water service from retailer	1. Board of Supervisors 2. LACDRP 3. Prior to Recordation of Final Subdivision Maps	
(see, Mitigation Measure 4.11-15, below.)				
4.11-11. With implementation of the proposed Saugus ASR program, ASR wells shall be spaced so that adjacent non-project wells will not lose pumping capacity as a result of drawdown occurring during pumping of the ASR wells.	Applicant	Receipt of written report addressing proposed and existing well locations, and effects on adjacent wells	1. LACDPW 2. LACDPW 3. Concurrent with Submittal of Application for Saugus ASR Program	

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.11 WATER RESOURCES (cont.)			
4.11-12. With implementation of the proposed Saugus ASR program, the ultimate number of ASR wells to be constructed shall be sufficient to inject the ultimate target injection volume of 4,500 acre-feet per year and withdraw the ultimate target withdraw volume of 4,100 acre-feet per year.	Applicant	Receipt of written report from ASR program engineer	1. LACDRPW 2. LACDRPW 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.
4.11-13. With implementation of the proposed Saugus ASR program, ASR wells shall be constructed in the following two general areas: (a) South of the Santa Clara River and west of Interstate 5. This location includes areas within the Newhall Ranch Specific Plan boundary. (This area is referred to as the "south ASR well field"); and (b) North of the Santa Clara River and west of Castaic Creek. (This location is referred to as the "north ASR well field.")	Applicant	Receipt of written report from ASR program engineer indicating well locations	1. LACDRPW 2. LACDRPW 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.
4.11-14. The Saugus Groundwater Banking/ASR program injection water must meet the water quality requirements of the State Regional Water Quality Control Board, Los Angeles Region. The water extracted for use on the Specific Plan site shall meet the Title 22 drinking water standards of the State Department of Health Services.	Applicant	Receipt of written report on water quality from ASR program engineer	1. LACDRPW 2. LACDRPW 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
4.11 WATER RESOURCES (cont.)	<p>4.11-15. Groundwater historically and presently used for crop irrigation on the Newhall Ranch Specific Plan site and elsewhere in Los Angeles County shall be made available by the Newhall Land and Farming Company, or its assignee, to partially meet the potable water demands of the Newhall Ranch Specific Plan. The amount of groundwater pumped for this purpose shall not exceed 7,038 AFY. This is the amount of groundwater pumped historically and presently by the Newhall Land and Farming Company in Los Angeles County to support its agricultural operations. Pumping this amount will not result in a net increase in groundwater use in the Santa Clarita Valley. To monitor groundwater use, the Newhall Land and Farming Company, or its assignee, shall provide the County an annual report indicating the amount of groundwater used in Los Angeles County and the specific land upon which that groundwater was historically used for irrigation. For agricultural land located off the Newhall Ranch Specific Plan site in Los Angeles County, at the time agricultural groundwater is transferred from agricultural uses on that land to Specific Plan uses, The Newhall Land and Farming Company, or its assignee, shall provide a verified statement to the County's Department of Regional Planning that Alluvial aquifer water rights on that land will now be used to meet Specific Plan demand.</p>	Applicant	Receipt of written identification of water service provider or applicant	1. Board of Supervisors 2. LACDRP 3. Prior to Recordation of Final Subdivision Maps
		Applicant	Receipt of written report on water quality from ASR program engineer	1. LACDPW 2. LACDRP 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.
	<p>4.11-16. The agricultural groundwater used to meet the needs of the Specific Plan shall meet the drinking water quality standards required under Title 22 prior to use.</p>			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.11 WATER RESOURCES (cont.)			
4.11-17. In conjunction with each project-specific subdivision map for the Newhall Ranch Specific Plan, the County shall require the applicant of that map to cause to be prepared a supplemental or subsequent Environmental Impact Report, as appropriate, pursuant to CEQA requirements. By imposing this EIR requirement on each Newhall Ranch tentative subdivision map application allowing construction, the County will ensure that, among other things, the water needed for each proposed subdivision is confirmed as part of the County's subdivision map application process. This mitigation requirement shall be read and applied in combination with the requirements set forth in revised Mitigation Measure 4.11-6, above.	Applicant	Preparation of supplemental or subsequent EIR	1. LACDRP 2. LACDRP 3. Concurrent with Approval of Application for Tentative Tract Maps which permit construction.
4.11-18. The storage capacity purchased in the Semitropic Groundwater Banking Project by the Newhall Ranch Specific Plan applicant shall be used in conjunction with the provision of water to the Newhall Ranch Specific Plan. The applicant, or entity responsible for storing Newhall Ranch water in this groundwater bank, shall prepare an annual status report indicating the amount of water placed in storage in the groundwater bank. This report shall be made available annually and used by Los Angeles County in its decision-making processes relating to build-out of the Newhall Ranch Specific Plan.	Applicant	Receipt of written report from applicant or entity storing Newhall Ranch water	1. LACDRP 2. LACDRP 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
			1.	2.	3.

4.11 WATER RESOURCES (cont.)

4.11-19. A Memorandum of Understanding (MOU) and Water Resource Monitoring Program has been entered into between United Water Conservation District and the Upper Basin Water Purveyors, effective August 20, 2001.⁵ The MOU/Water Resource Monitoring Program, when executed, will put in place a joint water resource monitoring program that will be an effective regional water management tool for both the Upper and Lower Santa Clara River areas as further information is developed, consistent with the MOU. This monitoring program will result in a database addressing water usage in the Saugus and Alluvium aquifers over various representative water cycles. The parties to the MOU intend to utilize this database to further identify surface water and groundwater impacts on the Santa Clara River Valley. The applicant, or its designee, shall cooperate in good faith with the continuing efforts to implement the MOU and Water Resource Monitoring Program.

As part of the MOU process, the United Water Conservation District and the applicant have also entered into a "Settlement and Mutual Release" agreement, which is intended to continue to develop data as part of an ongoing process for providing information about surface and groundwater resources in the Santa Clara River Valley. In that agreement, the County and the applicant have agreed to the following:

"4.3 Los Angeles County and Newhall will each in good faith cooperate with the parties to the MOU and will assist them as requested in the development of the database calibrating water usage in the Saugus and Alluvium aquifers over multi-year water cycles. Such cooperation will include, but not be limited to, providing the parties to the MOU with historical well data and other data concerning surface water and groundwater in the Santa Clara River and, in the case of Newhall, providing Valencia Water Company with access to wells for the collection of well data for the MOU.

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| Applicant | Review of Initial Study and subdivision maps | 1. LACDRP
2. LACDRP
3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction. |
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⁵ See, Appendix F to Final Additional Analysis [Memorandum of Understanding Between the Santa Clara River Valley Upper Basin Water Purveyors and United Water Conservation District, dated August 2001].

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase		
4.11 WATER RESOURCES (cont.)					
4.11-19. (cont.)					
4.4 Los Angeles County and Newhall further agree that the County of Los Angeles will be provided with, and consider, the then-existing data produced by the MOU's monitoring program in connection with, and prior to, all future Newhall Ranch subdivision approvals or any other future land use entitlements implementing the Newhall Ranch Specific Plan. If the then-existing data produced by the MOU's monitoring program identifies significant impacts to surface water or groundwater resources in the Santa Clara River Valley, Los Angeles County will identify those impacts and adopt feasible mitigation measures in accordance with the California Environmental Quality Act."	Applicant	Review of Initial Study and subdivision maps	1. LACDRP 2. LACDRP 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.		

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
<p>4.11 WATER RESOURCES (cont.)</p> <p>4.11-20. The Specific Plan applicant, or its successors, shall assign its acquired Nickel Water rights to the Valencia Water Company or Castaic Lake Water Agency (CLWA), and, in consultation with the Valencia Water Company, CLWA or their designee(s), the applicant shall ensure that the Nickel Water is delivered to the appropriate place of use necessary to serve the Newhall Ranch Specific Plan at the time of need, as determined by the County of Los Angeles through required SB221 and/or SB610 analyses for future subdivision map applications. Upon approval of the Specific Plan, the applicant, Valencia Water Company, CLWA or a designee, will take delivery of the Nickel Water, so that such water will be used, or stored for use, for the Specific Plan in future years.</p> <p>To ensure that an adequate supply of water is available for the Specific Plan over the long-term, the decision of whether or not the Nickel Water agreement should be extended or otherwise canceled cannot occur without first obtaining CLWA's concurrence. If the applicant, or its designee, seeks to not extend the Nickel Water agreement beyond its initial 35-year term, or seeks to cancel said agreement prior to the expiration of its initial 35-year period, or the expiration of the 35-year option period, if exercised, then the applicant, or its designee, must obtain written concurrence and that concurrence must include findings to the effect that other equivalent water supplies are available at a comparable cost and that non-extension or cancellation of the agreement will not impact the water supplies of Newhall Ranch and the rest of the Santa Clarita Valley.</p>	Applicant	Verify during review of Initial Study and subdivision maps	1. LACDRP 2. LACDRP 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.	
<p>4.11-21. The applicant, in coordination with RWQCB staff, shall select a representative location upstream and downstream of the Newhall Ranch Specific Plan and sample surface and groundwater quality. Sampling from these two locations would begin upon approval of the first subdivision map and be provided annually to the RWQCB and County for the purpose of monitoring water quality impacts of the Specific Plan over time. If the sampling data results in the identification of significant new or additional water quality impacts resulting from the Specific Plan, which were not previously known or identified, additional mitigation shall be required at the subdivision map level.</p>	Applicant	Water quality sampling in coordination with RWQCB staff	1. LACDRP/RWQCB 2. Concurrent with Approval of the first Subdivision Map which permits construction, and annually thereafter.	

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase		
4.11-22. Beginning with the filing of the first subdivision map allowing construction on the Specific Plan site and with the filing of each subsequent subdivision map allowing construction, the Specific Plan applicant, or its designee, shall provide documentation to the County of Los Angeles identifying the specific portion(s) of irrigated farmland in the County of Los Angeles proposed to be retired from irrigated production to make agricultural water available to serve the subdivision. As a condition of subdivision approval, the applicant or its designee, shall provide proof to the County that the agricultural land has been retired prior to issuance of building permits for the subdivision.	Applicant	Receipt of written report from applicant	1. LACDRP 2. LACDRP 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.		

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
4.12 WASTEWATER DISPOSAL					
4.12-1. The Specific Plan shall reserve a site of sufficient size to accommodate a water reclamation plant to serve the Newhall Ranch Specific Plan.	Applicant	Specific Plan Review	1. LA County Department of Regional Planning	2. LA County Department of Regional Planning	3. Prior to Final Approval of Specific Plan
4.12-2. A 5.8 to 6.9 mgd water reclamation plant shall be constructed on the Specific Plan site, pursuant to County, State and Federal design standards, to serve the Newhall Ranch Specific Plan.	WRP Applicant	Review of WRP Construction Plans	1. CSDLAC	2. CSDLAC	3. Prior to Demand for First Phase or WRP Capacity
4.12-3. The Conceptual Backbone Sewer Plan shall be implemented pursuant to County, State and Federal design standards.	Applicant (Project Engineer)	Review of Tentative Map	1. LACDPW	2. LACDPW	3. Prior to Approval of Tentative Maps
4.12-4. Prior to recordation of each subdivision permitting construction, the applicant of each subdivision shall obtain a letter from the new County sanitation district stating that treatment capacity will be adequate for that subdivision.	Applicant	Review Final Subdivision Map	1. CSDLAC	2. LACDPW	3. Prior to Recordation of Each Final Subdivision Map
4.12-5. All facilities of the sanitary sewer system will be designed and constructed for maintenance by the County of Los Angeles Department of Public Works and the County Sanitation Districts of Los Angeles County, and/or the new County sanitation district or similar entity in accordance with their manuals, criteria, and requirements.	Applicant (Project Engineer)	Review Final Subdivision Plans	1. CSDLAC, LACDPW	2. CSDLAC, LACDPW	3. Prior to Recordation of Each Final Subdivision Map
4.12-6. Pursuant to Los Angeles County Code, Title 20, Division 2, all industrial waste pretreatment facilities shall, prior to the issuance of building permits, be reviewed by the County of Los Angeles Department of Public Works, Industrial Waste Planning and Control Section and/or the new County sanitation district, to determine if they would be subject to an Industrial Wastewater Disposal Permit.	Applicants for Such Industrial Facilities	Plan Check Review	1. LACDPW	2. LACDPW	3. Prior to Issuance of Building Permits
4.12-7. Each subdivision permitting construction shall be required to be annexed into the Los Angeles County Consolidated Sewer Maintenance District.	LACDPW	Review of Final Sewer Plans	1. LACDPW	2. LACDPW	3. After County Acceptance of Sewer Improvements

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.13 NATURAL GAS				
4.13-1. All development within the Specific Plan area shall comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the California Administrative Code), as applicable.	Applicant/Future Owners and Operators within project	Plan Check	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit(s)	
4.13-2. A letter from Southern California Gas Company (SCGC) or other gas provider is to be obtained prior to recordation of all future subdivisions stating that service can be provided to the subdivision under recordation.	Applicant	Receipt of Letter from Gas Provider	1. LACDRP 2. LACDRP 3. Prior to Recordation of Final Maps	
4.13-3. The Specific Plan is to meet the requirements of SCGC in terms of pipeline relocation, grading in the vicinity of gas mains, and development within SCGC easements. These requirements would be explicitly defined by SCGC at the future tentative map stage.	Applicant (Construction Contractor)	Receipt and implementation of Such Requirements from SCGC	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Grading and Construction Operations	
4.13-4. All potential buyers or tenants of property in the vicinity of SCGC transmission lines are to be made aware of the line's presence in order to assure that no permanent construction or grading occurs over and within the vicinity of the high-pressure gas mains.	Applicant	Include in Sale/Lease Disclosure Documents	1. LACDRP 2. LACDRP 3. Prior to Issuance of Occupancy Permits	

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Party		
			1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
4.14 ELECTRICITY					
4.14-1. All development within the Specific Plan area shall comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the California Administrative Code), as applicable.	Applicant	Plan Check Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit(s)		
4.14-2. Southern California Edison (SCE) or other energy provider is to be notified of the nature and extent of future development on the Specific Plan site prior to recordation of all future subdivisions.	Applicant	Receipt of Notification to Energy Provider	1. LACDRP 2. LACDRP 3. Prior to Recordation of All Subdivisions		
4.14-3. All future tract maps are to comply with SCE or other energy provider guidelines for grading, construction, and development within SCE easements.	Applicant (Construction Contractor)	Plan Check Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Final Tract Map Approvals and Verify Prior to Issuance of Occupancy Permits		
4.14-4. Electrical infrastructure removals and relocations are to be coordinated between the Specific Plan engineer and SCE or other energy provider as each tract is designed and constructed.	Applicant (Specific Plan Engineer)	Receipt of Verification of Such Consultations	1. LACDPW 2. LACDPW 3. Prior to Final Tract Map Approval and During Construction		
4.14-5. All future tract maps are to be reviewed by Los Angeles County to ensure adequate accessibility to SCE or other energy provider facilities as a condition of their approvals.	Applicant	Plan Check	1. LACDPW 2. LACDPW 3. Prior to Final Tract Map Approval		
4.14-6. Upon transfer of the High Country Special Management Area to another entity for long-term maintenance, continued and adequate access to all SCE facilities in the High Country Special Management Area is to be ensured within the transfer agreement.	Applicant	Review of Transfer Agreement	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Upon Transfer of High Country SMA		

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
			1. Monitoring Agency	2. Monitoring Agency	3. Monitoring Phase
4.15 SOLID WASTE DISPOSAL					
4.15-1. Each future subdivision which allows construction within the Newhall Ranch Specific Plan shall meet the requirements of all applicable solid waste diversion, storage, and disposal regulations that are in effect at the time of subdivision review. Current applicable regulations include recycling areas that are: <ul style="list-style-type: none">• compatible with nearby structures;• secured and protected against adverse environmental conditions;• clearly marked, and adequate in capacity, number and distribution;• in conformance with local building code requirements for garbage collection access and clearance;• designed, placed and maintained to protect adjacent developments and transportation corridors from adverse impacts, such as noise, odors, vectors, or glare;• in compliance with Federal, State, or local laws relating to fire, building, access, transportation, circulation, or safety; and• convenient for persons who deposit, collect, and load the materials.	Applicant	Include in Future Subdivision Design and/or environmental documents for Tentative Maps	1. LACDPW, Waste Management Division	2. LACDPW, Waste Management Division	3. Prior to Tentative Map Approval
4.15-2. Future multi-family, commercial, and industrial projects within the Specific Plan shall provide accessible and convenient areas for collecting and loading recyclable materials. These areas are to be clearly marked and adequate in capacity, number, and distribution to serve the development.	Applicant	Include in Future Subdivision Design and/or environmental documents for Tentative Maps	1. LACDPW, Waste Management Division	2. LACDPW, Waste Management Division	3. Prior to Tentative Map Approval
4.15-3. The first purchaser of each residential unit within the Specific Plan shall be given educational or instructional materials which will describe what constitutes recyclable and hazardous materials, how to separate recyclable and hazardous materials, how to avoid the use of hazardous materials, and what procedures exist to collect such materials.	Applicant	Review of Information Package and Distribution Records	1. LACDRP	2. LACDRP	3. Prior to Issuance of Building Permit (Package) and Occupancy Permits (Records)
4.15-4. The applicant of all subdivision maps which allow construction within the Specific Plan shall comply with all applicable future State and Los Angeles County regulations and procedures for the use, collection and disposal of solid and hazardous wastes.	Applicant	Include in Future Subdivision Design and/or environmental documents for Tentative Maps	1. LACDPW, Waste Management Division	2. LACDPW, Waste Management Division	3. Prior to Tentative Map Approval

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
			1. Monitoring Agency	2. Monitoring Agency	3. Monitoring Phase
4.16 EDUCATION					
4.16-1. The Specific Plan developer shall reserve five elementary schools sites, one junior high school site and one high school site, of 7 to 10, 20 to 25, and 40 to 45 acres in size, respectively, depending upon adjacency to local public parks and joint use agreements.	Applicant	Tentative Tract Map Subdivision Review	1. LA County Department of Regional Planning	2. LA County Department of Regional Planning	3. Prior to Final Approval of Tentative Tract Maps
4.16-2. The developer of future subdivisions which allow construction will comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the Newhall School District.	Applicant	Verification of Compliance from School District	1. Newhall School District	2. LACDPW, Building and Safety	3. Prior to Issuance of Residential Building Permits
4.16-3. The developer of future subdivisions which allow construction will comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the William S. Hart Union High School District.	Applicant	Verification of Compliance from School District	1. WSHUHSD	2. LACDPW, Building and Safety	3. Prior to Issuance of Residential Building Permits
4.16-4. The developer of future subdivisions which allow construction will comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land & Farming Company and the Castaic Union School District.	Applicant	Verification of Compliance from School District	1. Castaic Union School District	2. LACDPW, Building and Safety	3. Prior to Issuance of Residential Building Permits
4.16-5. In the event that School District boundaries on the Specific Plan site remain unchanged, prior to recordation of all subdivision maps which allow construction, the developer of future subdivisions which allow construction is to pay to the Castaic Union School District the statutory school fee for commercial/industrial square footage pursuant to Government Code Sections 65995 and 65996, unless a separate agreement to the contrary is reached with the District.	Applicant	Payment of Fees	1. Castaic Union School District	2. LACDPW, Building and Safety	3. Prior to Issuance of Building Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase
<p>4.17 POLICE SERVICES</p> <p>4.17-1. As subdivision maps are submitted to the County for approval in the future, the applicant shall incorporate County Sheriff's Department design requirements (such as those pertaining to site access, site security lighting, etc.) which will reduce demands for Sheriff's service to the subdivisions and which will help ensure adequate public safety features within the tract designs.</p>	Applicant	Plan Check	Field Verification	<p>1. LA County Sheriff's Department</p> <p>2. LA County Sheriff's Department</p> <p>3. Prior to Final Map Approvals and Verify Prior to Issuance of Occupancy Permits</p>

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase		
4.18 FIRE SERVICES AND HAZARDS 4.18-1. At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMA, a Wildfire Fuel Modification Plan shall be prepared and submitted for approval by the County Fire Department. The Wildfire Fuel Modification Plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d) water availability pursuant to County Fire Department requirements. The wildfire fuel modification plan shall depict a fuel modification zone in conformance with the Fuel Modification Ordinance in effect at the time of subdivision. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the County Forester. Fire resistant plant species containing habitat value may be planted in the fuel modification zone. 4.18-2. Each subdivision and site plan for the proposed Specific Plan shall provide sufficient capacity for fire flows of 1,250 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for a two hour duration for single family residential units, and 5,000 gpm at 20 psi residual pressure for a five-hour duration for multi-family residential units and commercial/retail uses, or whatever fire flow requirement is in effect at the time of subdivision and site plan approval. 4.18-3. Each subdivision map and site plan for the proposed Specific Plan shall comply with all applicable building and fire codes and hazard reduction programs for Fire Zones 3 and 4 that are in effect at the time of subdivision map and site plan approval.	Applicant	Receipt and Review of Wildfire Fuel Modification Plan	1. LA County Fire Department 2. LA County Fire Department 3. Maps Prior to Approval of Final Maps		
	Applicant	Field Verification of Required Fire Flows	1. LA County Fire Department 2. LA County Fire Department 3. Occupancy Permits		
	Applicant	Field Verification	1. LA County Fire Department 2. LA County Fire Department 3. Occupancy Permits		

Party Responsible for Implementing Mitigation	Monitoring Action	Enforcement Agency		
		1.	2.	3.
		1. LA County Fire Department	2. LA County Fire Department	3. LA County Fire Department
		Execute "Fire Protection Plan"	Agreement	Subdivision Map Review Process
		Monitor Adequacy of Fire Prevention Services		

Mitigation Measures/Conditions of Approval

4.18 FIRE SERVICES AND HAZARDS (cont.)

4.18-4. The developer will provide funding for three fire stations to the Consolidated Fire Protection District of Los Angeles County (the "Fire District") in lieu of developer fees. The developer will dedicate two fire station sites for the two fire stations located in Newhall Ranch. The Fire District will dedicate the site for the fire station to be located at the Del Valle Training Facility. Each fire station site will have a building pad consisting of a net buildable area of one acre. If the cost of constructing the three fire stations, providing and dedicating the two fire station sites, and providing 3-engines, 1 paramedic squad and 63 percent of a truck company exceeds the developer's developer fee obligation for the Newhall Ranch development as determined by the Fire District, the Fire District will fund the costs in excess of the fee obligation.

Two of the three fire stations to be funded by the developer will not exceed 6,000 square feet; the third fire station to be funded by the developer will not exceed 8,500 square feet. The Fire District, will fund the cost of any space/square footage of improvement in excess of these amounts as well as the cost of the necessary fire apparatus for any such excess square footage of improvements. The cost of three fire engines, a proportionate share of a truck and one squad to be provided by the developer will be determined based upon the apparatus cost at the time the apparatus is placed in service.

The Fire District and the developer will mutually agree to the requirements of first-phase protection requirements based upon projected response/travel coverage. Such mutual agreement regarding first-phase fire protection requirements ("fire protection plan") and the criteria for timing the development of each of the three fire stations will be defined in a Memorandum of Understanding between the developer and the Fire District. Delivery of fire service for Newhall Ranch will be either from existing fire stations or one of the three fire stations to be provided by the developer pursuant to this section. Prior to the commencement of the operation of any of the three fire stations, fire service may be delivered to Newhall Ranch from existing fire stations or from temporary fire stations to be provided by the developer at mutually agreed-upon locations, to be replaced by the permanent stations which will be located within the Newhall Ranch development. The developer and the Fire District will annually review the fire protection plan to evaluate development and market conditions and modify the Memorandum of Understanding accordingly.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase

4.19 LIBRARIES

4.19-1. The developer will provide funding for a maximum of two libraries (including the site(s), construction, furniture, fixtures, equipment and materials) to the County Librarian. The developer will dedicate a maximum of two library sites for a maximum of two libraries located in Newhall Ranch in lieu of the land component of the County's library facilities mitigation fee, in accordance with the provisions of Section 22.72.090 of Section 2 of Ordinance No. 98-0068. The actual net buildable library site area required and provided by the developer will be determined by the actual size of the library building(s), the Specific Plan parking requirements, the County Building Code, and other applicable rules.

The total library building square footage to be funded by the developer will not exceed 0.35 net square feet per person. The developer's funding of construction of the library(s) and furnishings, fixtures, equipment and materials for the library(s) will be determined based on the cost factors in the library facilities mitigation fee in effect at the time of commencement of construction of the library(s).

Prior to County's issuance of the first residential building permit of Newhall Ranch to the developer, the County Librarian and the developer will mutually agree upon the library construction requirements (location, size, funding and time of construction) based upon the projected development schedule and the population of Newhall Ranch based on the applicable number of average persons per household included in the library facilities mitigation fee in effect at the time. Such mutual agreement regarding the library construction requirements ("Library Construction Plan") and the criteria for timing the completion of the library(s) will be defined in a Memorandum of Understanding between the developer and the County Librarian. Such Memorandum of Understanding shall include an agreement by the developer to dedicate sufficient land and pay the agreed amount of fees on a schedule to allow completion of the library(s) as described below. The developer's funding for library facilities shall not exceed the developer's fee obligation at the time of construction under the developer fee schedule.

Applicant	1. Review of Memorandum of Understanding and Library Construction Plan	1. LA County Library 2. LACDPW 3. Prior to Issuance of First Residential Building Permit
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Party Responsible for Implementing Mitigation	1.	Enforcement Agency
	2.	Monitoring Agency
	3.	Monitoring Phase

Mitigation Measures/Conditions of Approval

4.19 LIBRARIES (cont.)

If two libraries are to be constructed, the first library will be completed and operational by the time of County's issuance of the 8,000th residential building permit of Newhall Ranch, and the second library will be completed and operational by the time of County's issuance of the 15,000th residential building permit of Newhall Ranch. If the County Librarian decides that only one library will be constructed, the library will be completed and operational by the time of County's issuance of the 10,000th residential building permit of Newhall Ranch.

No payment of any sort with respect to library facilities will be required under Section 2.5.3.d. of the Specific Plan in order for the developer to obtain building permits for nonresidential buildings.

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase		
4.20 PARKS, RECREATION AND TRAILS					
4.20-1. Development of the Newhall Ranch Specific Plan will provide the following acreages of parks and Open Area: <ul style="list-style-type: none">• Ten public Neighborhood Parks totaling 55 acres;• Open Areas totaling 1,106 acres of which 186 acres are Community Parks,• High Country Special Management Area of 4,214 acres,• River Corridor Special Management Area of 819 acres,• a 15-acre Lake,• an 18-hole Golf Course, and• a trail system consisting of:<ul style="list-style-type: none">- Regional River Trail,- Community Trails, and- Unimproved Trails.	Applicant	Subdivision Review for Compliance with Specific Plan	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Processing of Tentative Subdivision Maps		
4.20-2. Prior to the construction of the proposed trail system, the project applicant shall finalize the alignment of trails with the County Department of Parks and Recreation.	Applicant	Verification of Consultation of Department of Parks and Recreation	1. LACDRP 2. LA County Department of Parks and Recreation 3. Prior to Issuance of Grading Permit for Trails		
4.20-3. Trail construction shall be in accordance with the County of Los Angeles Department of Parks and Recreation trail system standards.	Applicant	Trails Plan Review Field Verification	1. LA County Department of Parks and Recreation 2. LA County Department of Parks and Recreation 3. Prior to Approval of Trail Plans and Verify Upon Construction Completion		
4.21 POPULATION, HOUSING AND EMPLOYMENT					
4.21-1. The Los Angeles County General Plan and the Santa Clarita Valley Area Plan shall be amended by Los Angeles County to accommodate the Newhall Ranch Specific Plan.	Applicant	General Plan Amendment	1. Board of Supervisors 2. LACDRP 3. Final Specific Plan Approval		

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1.	2.	3.

1. Enforcement Agency
2. Monitoring Agency
3. Monitoring Phase

ADDITIONAL CONDITIONS OF APPROVAL

(a) Require the applicant to submit a signed statement, filed concurrently with the filing of any departmental development application, obligating the applicant to disclose to the Department of Regional Planning the existence of any endangered or threatened species that are known or suspected to exist on the subject property.	Applicant	Verify during review of Initial Study and subdivision maps	1. LACDRP 2. LACDRP 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.
(b) Require the applicant to report to the Department of Regional Planning the results of all on-site biological surveys within thirty (30) days after completion of the survey work.	Applicant	Report containing results of all on-site biological surveys within thirty (30) days after completion of the survey work.	1. LACDRP 2. LACDRP 3. As necessary
(c) Require the applicant to schedule a consultation meeting between the Department of Regional Planning, the applicant and environmental consultant(s) to discuss the results of the survey work, and to ensure public disclosure of the survey results in the required environmental documentation for the proposed project.	Applicant and Environmental Consultant(s)	Meeting after field surveys	1. LACDRP 2. LACDRP 3. As necessary
(d) Clean sediment, periodically removed from debris basins within or outside the Specific Plan, may be placed into the Santa Clara River area as approved by the Department of Public Works (DPW) and other applicable regulatory agencies, as determined by DPW.	Applicant	Verify need annually, document to LACDPW	1. LACDPW 2. LACDPW 3. As necessary after installation of buried bank stabilization
(e) Prior to approval of the first subdivision map which permits construction, a report will be provided by the applicant which evaluates methods to recharge the Saugus Aquifer within the Specific Plan, including the identification of appropriate candidate land areas for recharge. The report shall be subject to approval by the Department of Public Works (DPW) and other applicable regulatory agencies, as determined by DPW.	Applicant	Report to LADPW	1. LACDPW 2. LACDPW 3. Prior to approval of the first subdivision map which permits construction

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action		
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Phase

ADDITIONAL CONDITIONS OF APPROVAL (cont.)

(f) All purchasers of homes within any subdivision in the Newhall Ranch Specific Plan are to be provided with a disclosure statement in the purchase/sales documentation making the purchaser(s) aware that the parking and storage of recreational vehicles on the purchased home/lot must satisfy the standards established by the County of Los Angeles and/or as contained in the Conditions Covenants and Restrictions (CC&Rs), whichever is more restrictive.	Applicant, or seller of home/lot if not the Applicant	Provision of Disclosure Statement	1. LACDRP 2. LACDRP 3. At the time a home/lot is sold
(g) Salt Creek Condition. Upon approval of the first tract map adjacent to Ventura County in the Oak Valley Village of the Newhall Ranch Specific Plan, the applicant has agreed to grant to the public in perpetuity the approximately 1,517 acres of land encompassing the Salt Creek watershed in Ventura County. The applicant, or its designee, shall satisfy this condition by dedicating said land in fee and/or by conservation easement, as determined by the County in its sole discretion, to the joint powers authority, which is responsible for overall recreation and conservation of the Newhall Ranch High County Special Management Area (SMA). Said land shall be managed in conjunction with and in the same manner as the High Country SMA.	Applicant or its Designee	Upon approval of first tract map adjacent to Ventura County in Oak Valley Village of the Specific Plan	1. LACDRP 2. LACDRP 3. As necessary
(h) Consultant Disclosure Statements. Upon approval of the Specific Plan and in connection with the submittal of additional environmental documentation for the Newhall Ranch project, each consultant preparing, or participating in a study or investigation for, that additional documentation, shall provide a disclosure statement to the Director of Planning, signed under penalty of perjury, stating that they have disclosed to County staff all relevant environmental information and data obtained during their work, including, but not limited to, all information regarding the presence of any endangered, threatened or candidate species.	Applicant or its Designee	Upon approval of Specific Plan and in connection with submittal of additional environmental documentation for the project	1. LACDRP 2. LACDRP 3. As necessary
(i) Peer Review/Funding. Upon approval of the Specific Plan, the applicant is directed to provide sufficient funding on an annual basis to allow the Department of Regional Planning to retain a consultant(s), or to compensate its own consultant(s), for purposes of conducting a peer review, as determined necessary by the Department, of all additional environmental documentation submitted for further environmental review by the applicant's consultant(s) or sub-consultant(s).	Applicant or its Designee	Upon approval of Specific Plan and on an annual basis thereafter	1. LACDRP 2. LACDRP 3. As necessary

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase		
(i) Annual Staff Report Requirement. The applicant or its designee shall provide the Department of Regional Planning with an annual status report throughout the construction phases stating the number of residential units constructed, the square footage of all commercial and industrial buildings completed, and the dates of dedication or completion for all required infrastructure and community amenities. This reporting requirement shall be contained in the Newhall Ranch Specific Plan and the Specific Plan Mitigation Monitoring Plan.	Applicant or its Designee	Annual report throughout all construction phases	1. LACDRP 2. LACDRP 3. As necessary		
(k) Setback Standards. The Specific Plan shall contain a setback provisions requiring that, if the County's general setback standards in place at the time building permits are obtained for the Newhall Ranch project phases are more stringent than the existing standards contained in the Specific Plan, then the more stringent setback standards shall be applied.	Applicant or its Designee	County Planning staff review at issuance of building permits	1. LACDRP 2. LACDRP 3. As necessary		

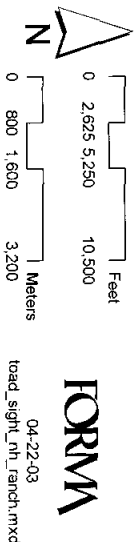
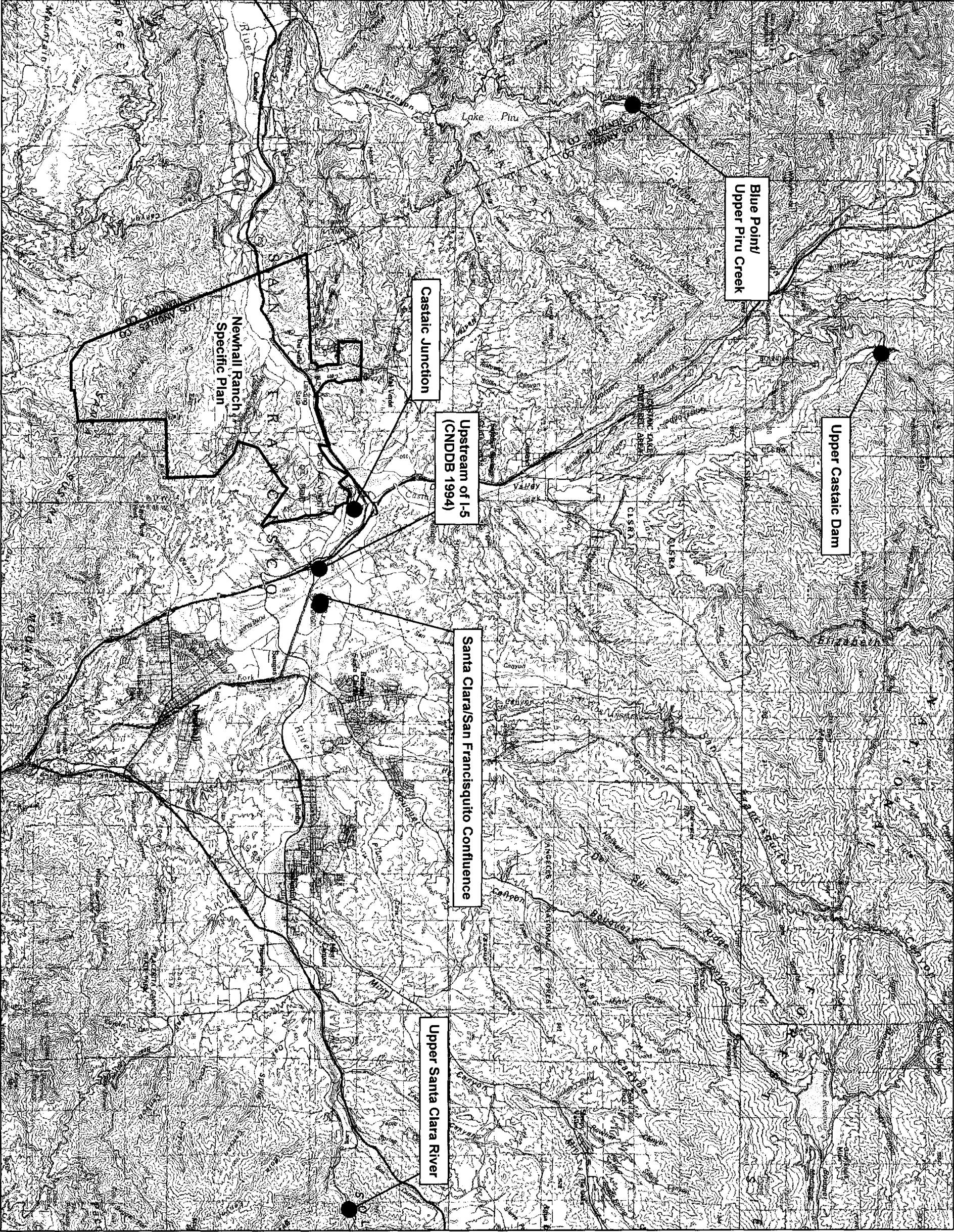
EXHIBIT D

Arroyo Toad: Supplemental response



LEGEND

- ARROYO TOAD SIGHTINGS
- NEWHALL RANCH
- SPECIFIC PLAN BOUNDARY



FORM

04-22-03
load_sight_fm_ranch.mxd

Figure 7

ARROYO TOAD SIGHTINGS
IN VICINITY OF
NEWHALL RANCH

TOPICAL RESPONSE 12: CONSIDERATION OF THE ARROYO TOAD IN PRIOR NEWHALL RANCH ENVIRONMENTAL DOCUMENTS

Comments have stated that the proposed Newhall Ranch Specific Plan will not protect the natural resources of the Santa Clara River, focusing on the federally endangered arroyo toad (*Bufo californicus*). Other comments have claimed that implementation of the Specific Plan will "extirpate" the arroyo toad from the project area. In addition, comments have stated that the "narrowing" of the river through bridge crossings, buried bank stabilization, utility crossings and flood control structures will "destroy" arroyo toad habitat. Comments have stated that arroyo toad will be impaired by a "substantial increase" in human recreational activities along the Santa Clara River. Comments also have questioned the adequacy and accuracy of the surveys and biology-related reports, which have been prepared to assess the presence or absence of the arroyo toad within the Specific Plan area. In this regard, comments have claimed that such surveys and reports are "fraudulent" and inadequately disclose the presence of the arroyo toad in areas surrounding Newhall Ranch.

Based on a review of the environmental documents for the Specific Plan, including an assessment of the biology reports addressing the arroyo toad, and an assessment of published literature from the U.S. Fish and Wildlife Service (USFWS) and other independent sources, the County does not concur with the above referenced comments concerning the Specific Plan's impacts on the arroyo toad. In addition, as discussed below, the County believes that the information presented in the Newhall Ranch environmental documentation since 1999, adequately assesses the issues concerning the arroyo toad in relation to the Specific Plan site.

As discussed below, the County is of the opinion that an appropriate and thorough CEQA environmental review regarding the arroyo toad and other sensitive plant and animal species has been conducted for the Newhall Ranch Specific Plan and Water Reclamation Plant. That review is found in the Newhall Ranch Final EIR (March 1999), the Draft Additional Analysis (April 2001) and the Final Additional Analysis (dated October 2001 and March 2003). That review is also found in USFWS critical habitat designation rulings and published biological opinions regarding the arroyo toad. Even though several USFWS protocol surveys for arroyo toad have been conducted on the Newhall Ranch Specific Plan site, no toads have been found. However, the surveys have determined that suitable habitat is present and, therefore, the County has strengthened the Newhall Ranch mitigation program as it relates to sensitive plant and animal species, including the arroyo toad, assuming toads may be found during subsequent surveys. On that basis, the County finds that the Specific Plan will not significantly impact the arroyo toad with implementation of the extensive mitigation program required by the County in the EIR.

Arroyo Toad Sightings in Relation to the Newhall Ranch Specific Plan

At the Board of Supervisors' hearing held March 25, 2003, members of the public raised questions regarding the location of the arroyo toad in relation to the Newhall Ranch Specific Plan site. In light of the questions raised, Supervisor Zev Yaroslavsky expressed concern that sightings of the arroyo toad on the easterly and westerly borders of the Specific Plan site suggested that the arroyo toad might also be located on the Specific Plan site itself.

In response to the concerns raised at the hearing, County staff directed that the applicant prepare a map, in consultation with both the County's biologist and personnel from U.S. Fish and Wildlife Service (USFWS). The map, reviewed by the County's biologist and USFWS, illustrates all known locations of the arroyo toad documented from approximately 1994 to the present, relative to the Newhall Ranch Specific Plan site. The figure on the following page illustrates the map and (**Figure 7, Arroyo Toad Sitings in the Vicinity of Newhall Ranch**) shows that the closest known sighting of the arroyo toad over the past several years occurred near Castaic Junction, approximately one-half mile upstream of the Specific Plan site. The map further illustrates that there have been few recorded sightings of the arroyo toad upstream of the project site, and no recorded sightings of the arroyo toad on the Santa Clara River, downstream of the Specific Plan site.

In County staff's view, the map represents the best available data depicting current recorded arroyo toad locations relative to the Specific Plan site, and the evidence does not support the position that the arroyo toad is located westerly of the Specific Plan site on the Santa Clara River, or on the Specific Plan site itself.

Summary of Arroyo Toad Information Presented in Newhall Ranch Environmental Documentation

A. Final EIR (March 1999)

Preface: The Final EIR (March 1999) was prepared utilizing biological field surveys of the arroyo toad conducted from the early to mid-1990s. Surveys included ones conducted in 1991 on Sespe Creek and Piru Creek, as well as supplemental surveys conducted to detect the presence of the arroyo toad on the Newhall Ranch property. These supplemental surveys were conducted by RECON consultants in March 1994, April 1995, and August 1995. Sensitive aquatic species surveys also were conducted by Haglund and Baskin in 1995. See, Draft EIR (July 1996) Vol. III, Appendix 4.6 [Biota Report, pp. 85-88].

Figure

7

As discussed further below, the arroyo toad was "not observed" on the Newhall Ranch site during these field surveys.

The Newhall Ranch Final EIR included a discussion of the arroyo toad in Section 4.6, Biota. In that section, the arroyo toad was identified as a sensitive wildlife species "not observed but with the potential for occurrence" on Newhall Ranch. See, Final EIR, Table 4.6-5. Table 4.6-5, page 4.6-21, classified the arroyo toad as a federally listed endangered species and a state species of special concern.¹ Table 4.6-5 also stated that there is a "moderate potential" for the arroyo toad to occur along the Santa Clara River and Castaic Creek." *Id.*

The arroyo toad was also considered in the Specific Plan impacts assessment. See, Final EIR, Section 4.6, p. 4.6-99. The Final EIR stated that the arroyo toad was not observed on the Newhall Ranch site during the biological field surveys; however, it concluded that there was "a moderate potential for occurrence on the site due to the presence of substantial areas of preferred habitat." *Id.* The Final EIR also identified the likely on-site habitat for the arroyo toad. The Final EIR stated that, "[i]f present, [the arroyo toad] likely occurs in riparian scrub, riparian woodland, alluvial scrub, and freshwater marsh vegetation and aquatic habitat." *Id.*

The Final EIR stated that implementation of the Specific Plan would result in the loss of potential arroyo toad habitat, which could result in the direct loss of individual arroyo toads, if present. *Id.* However, the Final EIR found that mitigation measures were included to reduce the potential impacts of the Specific Plan. These measures involve habitat restoration, habitat enhancement, mitigation banking, guidelines for controlling recreation and access to the river corridor, design of transition areas, guidelines for grading activities adjacent to the river corridor, and the creation of a permanent, non-revocable conservation and public access easement over the river corridor area, including a funded long-term management plan for the area. See, Final EIR, Section 4.6, pp. 4.6-134 - 4.6-141. Additional mitigation measures require site-specific surveys for rare, threatened or endangered species on the property at the subdivision map level. See, Final EIR, Section 4.6, p. 4.6-150.² Federal and state agency permits are required prior to development

¹ The legal status of the arroyo toad has not changed since preparation of the Newhall Ranch Final EIR (March 1999).

² As discussed below, since preparation of the Newhall Ranch Final EIR (March 1999), the mitigation measure requiring updated surveys at the subdivision map level has been significantly strengthened in response to public comments. See, EIR Mitigation Measure 4.6-53. This mitigation measure also includes additional performance criteria for implementing the site-specific survey requirements. Another mitigation measure (EIR Mitigation Measure 4.6-59) was significantly revised, in response to public comments. This measure requires the applicant to consult with both the County, the California Department of Fish and Game (CDFG) and the USFWS, as appropriate, at various milestones in the subdivision map process. In addition, this measure acknowledges that additional mitigation may be imposed, as required by the federal and state permitting process.

or disturbances within wetlands or other sensitive habitats, along with performance criteria requiring, among other things, the Specific Plan to "conform" with the specific provisions of the pertinent federal and state permits. Lighting restrictions were also imposed. *See*, Final EIR, Section 4.6, p. 4.6-151.

Furthermore, the Final EIR included an in-depth discussion of the ecology and distribution of the arroyo toad. *See*, Final EIR, Appendix 4.6 [Biota Report, pp. 87-88.]. In the EIR Biota Report, it was noted, that, "[b]ecause of [the] historical and present agricultural activities along the Santa Clara River (e.g., crop production and grazing), most of the habitat characteristics used by [the arroyo toad] have been lost south of the river in Ventura County. (USFWS 1993a, 1994a.) In Los Angeles County, high terraces vegetated with cottonwoods and willows remain along portions of the Santa Clara River providing habitat for adult toads." *Id.* at p. 87. Based on field investigations conducted in March 1994, which did not detect arroyo toads on the Newhall Ranch property, the EIR Biota Report found that "[h]abitat that appears appropriate for the arroyo toad occurs at several locations along the Santa Clara River corridor, but not along any of the smaller drainages within the upland portions of site." *Id.* at p. 88.

The EIR Biota Report also relied on earlier surveys conducted in 1991 on Sespe Creek and Piru Creek. Based on those surveys, the EIR Biota Report found that the "Sespe Creek population of arroyo toads is the largest known within the current range." *Id.*; *see also*, Sweet 1992. Sespe Creek is located in Ventura County, at a significant distance to the west of the Newhall Ranch Specific Plan site property, and enters the Santa Clara River near Fillmore in Ventura County. *Id.*

As to the Piru Creek arroyo toad population, the EIR Biota Report found that this population "is confined to two areas, from the vicinity of Blue Point Campground upstream to Piru Gorge, and between the headwaters of Pyramid Lake and Bear Gulch upstream from the former. Construction and operation of Santa Felicia Dam and Pyramid Lake have resulted in the survival of arroyo toads only above the headwaters of each impoundment." *Id.* The EIR Biota Report also pointed out the considerable distance between Piru Creek and the western boundary of the Newhall Ranch Specific Plan site. The EIR Biota Report stated that "Piru Creek enters the Santa Clara River several miles west of the western boundary of ...Newhall Ranch near the town of Piru, in Ventura County." *Id.*

In addition, the EIR Biota Report relied on supplemental surveys to detect the presence of arroyo toad on the Newhall Ranch Specific Plan site, including nighttime surveys. These supplemental surveys were conducted by RECON consultants in March 1994 and April 1995. *Id.* The results of those surveys were summarized in the EIR Biota Report as follows:

"No calls of arroyo toads were heard during nighttime surveys of potential breeding pools. However, young toads were located at the mouth of Lion Canyon on the Santa Clara River during the June general wildlife survey that appeared to be arroyo toads. Positive identification of these toads was made a few weeks later (July 12 and 13), and it was determined that the young toads in this area were actually California toads (i.e., the local subspecies of western toads). These areas on the Newhall Ranch were checked for toads again in early August (1, 2, and 3, 1995), but only tree frogs were observed. No arroyo toads were recorded during the sensitive aquatic species surveys conducted by Haglund and Baskin (1995). Based on the field investigations, the potential for arroyo toads to occur along the Santa Clara River and Castaic Creek is moderate given the presence of suitable habitat in these areas for breeding." *Id.*

Based on the above survey information from the early to mid-1990s, the EIR Biota report concluded that the potential for arroyo toads to occur along the Santa Clara River and Castaic Creek was "moderate" given the presence of suitable breeding habitat in these areas. However, the EIR Biota Report found that "the low population number for this species and the restricted nature of known populations suggest that if it were to occur on the [Newhall Ranch] site it would occur in extremely low numbers."

B. Draft Additional Analysis (April 2001)

Preface: The Draft Additional Analysis (April 2001) was prepared utilizing the RECON biological field surveys for the arroyo toad conducted in 1994 and 1995, as well as focused biological field surveys for the arroyo toad conducted in the spring of 1999. The 1999 surveys were conducted along the Santa Clara River and Castaic Creek by RECON consultants, pursuant to USFWS protocols. A copy of the RECON report prepared in connection with the surveys, *Survey for Arroyo Southwestern Toad for Newhall Ranch* (July 12, 1999), is included in the Draft Additional Analysis, Vol. III, Appendix 3.0(b). As discussed further below, arroyo toads were not detected on the Newhall Ranch property during the 1999 surveys.

The Newhall Ranch Draft Additional Analysis further considered the arroyo toad within the context of the floodplain modification issues. *See*, DAA, Section 2.3, p. 2.3-17. Again, the Draft Additional Analysis stated that the arroyo toad is a sensitive aquatic species not known to occur within the Specific Plan site, but could potentially colonize the river habitat in the future. *Id.* The Draft Additional Analysis also referenced the prior Final EIR's findings that the arroyo toad had the potential for occurring on the Specific Plan site and that mitigation measures were in place (*e.g.*, EIR Mitigation Measure 4.6-53) to further address rare, threatened and endangered species within the Specific Plan at the time individual subdivisions are processed. *Id.*

In addition, the Draft Additional Analysis referenced additional focused surveys along the River Corridor conducted by RECON consultants, pursuant to USFWS protocols, citing the RECON report entitled,

Survey for Arroyo Southwestern Toad for Newhall Ranch, dated July 12, 1999. Based on the 1999 RECON report, a copy of which was included in the Draft Additional Analysis, Appendix 3.0(b), the arroyo toad surveys were conducted within the Santa Clara River and Castaic Creek on the Newhall Ranch Specific Plan site in the spring of 1999. The 1999 RECON report stated that these two waterways (Santa Clara River and Castaic Creek) were the focus of the arroyo toad surveys because they contained suitable habitat for the species. See, DAA, Appendix 3.0(b), p. 1. The 1999 RECON report also found that "[o]ther smaller drainage courses on the property do not have suitable habitat for arroyo toads, primarily because they are ephemeral and do not support the pools necessary for successful breeding of the arroyo toad." *Id.* at p. 1. The 1999 RECON report summarized the arroyo toad ecology and distribution, based on publications by Sweet 1992 and USFWS 1998. That report also identified where the arroyo toad had been recently recorded in relation to the Newhall Ranch Specific Plan site:

"Near the proposed Newhall Ranch project, the arroyo southwestern toad has been recently recorded along Castaic Creek, both above and below the dam at Castaic Lake (USFWS 1998). Approximately 50 adult toads were found below the dam over a distance of about 3.2 kilometers (two miles) (USFWS 1998). Arroyo southwestern toads along Castaic Creek are likely affected by exotic aquatic predators (e.g., bull frog), off-road-vehicle activities, recreational activities, potential urban development, and water flow regulation below the dam." *Id.*

As stated, the 1999 surveys conducted by RECON were completed according to the protocols issued by the USFWS in March 1995. The 1999 RECON report included a summary of the methods used during the surveys:

"All suitable habitat areas along the above-mentioned waterways were surveyed for calling adult male arroyo southwestern toads a minimum of three times during the 1999 breeding season (Table 1). The surveys were conducted between March 15 and May 30 in the evening hours between dusk and midnight. Nights with a full moon, air temperatures less than 55 degrees F., or with adverse weather conditions were avoided. Surveys attempted in mid-March and early April did not meet the survey protocol conditions due to low air temperatures and storm conditions.

Surveys were conducted by walking sections of the river or creek, remaining a safe distance (greater than 10 feet) away from potential breeding pools (Figure 3). Surveyors listened for calls of adult male toads at each location. Local weather conditions, date, time, and other notes were recorded on each visit (see Table 1)." *Id.* at p. 4.

As with the prior RECON March 1994 and April 1995 surveys, arroyo toads were not detected along the Santa Clara River and Castaic Creek on Newhall Ranch during the 1999 RECON survey. *Id.* The 1999 RECON report concluded that, "[a]lthough habitat that appears appropriate to support arroyo southwestern toad [occurs] on the property, none were detected during repeated surveys on the Santa

Clara River and Castaic Creek on the Newhall Ranch property." *Id.* at p. 7. Based on that report, RECON further found that "[p]ossible factors for the absence of this species include disturbances from cattle and agriculture along the Santa Clara River, and off-road-vehicle activity, human access, and the regulation of water flow in Castaic Creek." *Id.* That report also stated that low population numbers of arroyo toads in the vicinity of the Newhall Ranch property are due to "a low potential for dispersal to suitable habitats located downstream due to low overall numbers of individuals." *Id.*

Furthermore, the Draft Additional Analysis, Appendix 3.0(c), included a complete copy of the USFWS final critical habitat designation for the arroyo toad (February 2001).³ Only the northernmost portion of the Santa Clara River, which traverses the Newhall Ranch Specific Plan site, was included within the critical habitat designation. *Id.* See also, DAA, Section 2.3, p. 2.3-17.

Much of the arroyo toad discussion found in the critical habitat designation was taken from the 1999 USFWS final recovery plan for the arroyo toad. The critical habitat designation provided the following background regarding the arroyo toad:

"The arroyo toad is a small...dark-spotted toad of the family Bufonidae, with females larger than males. Adult arroyo toads have a light-olive green or gray to tan dorsum (back) with dark spots and warty skin. The venter (underside) is white or buff and without dark blotches or spots. A light-colored, V-shaped stripe crosses the head and eyelids, and the anterior portion of the oval parotoid glands (just behind the eyes) are pale. There is usually a light area on each side of the sacral (pelvic) hump and in the middle of the back. The arroyo toad generally does not have a middorsal stripe, but if one is present, it extends only partway along the back.

The arroyo toad is found in coastal and desert drainages from Monterey County, California, south into northwestern Baja California, Mexico. These systems are inherently quite dynamic, with marked seasonal and annual fluctuations in climatic regimes, particularly rainfall. Natural climatic variations as well as other random events, such as fires and floods, coupled with the species' specialized habitat requirements, lead to annual fluctuations in arroyo toad populations....

³ The USFWS final critical habitat designation issued for the arroyo toad (February 2001) was vacated on October 30, 2002, by the United States District Court for the District of Columbia (*See, Building Industry Legal Defense Foundation v. Norton*, 231 F.Supp.2d 100 (D.D.C. 2002)). In that litigation, USFWS requested that the designation be vacated, in light of a recent federal court decision questioning the adequacy of the USFWS' economic assessment of the critical habitat designation for listed species. *Id.* at pp. 102-104, 108. The County finds that, although the arroyo toad critical habitat designation was set aside because the economic analyses used in designating critical habitats was defective, the USFWS' underlying assessment in that designation regarding the arroyo toad, its ecology, distribution and other factors still provides useful background information. In addition, the County finds that the Newhall Ranch environmental documents do not rely on the USFWS critical habitat designation, except as a useful reference document. Therefore, the Court's decision to vacate the designation and require USFWS to publish a new critical habitat designation no later than July 30, 2004, does not impact the analysis found in the Newhall Ranch environmental documents.

The arroyo toad exhibits breeding habitat specialization that favors shallow pools and open sand and gravel channels along low-gradient reaches of medium to large-sized streams (Service 1999). These streams can have either intermittent or perennial streamflow and typically experience periodic flooding that scours vegetation and replenishes fine sediments. In at least some portions of its range, the species also breeds in smaller streams and canyons where low-gradient breeding sites are more sporadically distributed....

Appropriate habitat for the arroyo toad is created and maintained by the fluctuating hydrological, geological, and ecological processes operating in riparian ecosystems and the adjacent uplands.... Specifically, arroyo toads require shallow, slow-moving streams, and riparian (areas near a source of water) habitats that are disturbed naturally on a regular basis, primarily by flooding.... Arroyo toads have specialized requirements for breeding habitats. Breeding, arroyo toads use open sites such as overflow pools, old flood channels, and shallow pools along streams.... Areas that are used by juveniles consist primarily of sand or fine gravel bars with varying amounts of large gravel or cobble with adjacent stable sandy terraces and streamside flats.... The adjacent alluvial terraces used by subadults and adults for foraging and burrowing are typically sparsely to moderately vegetated with brush and trees such as mulefat, cottonwoods, coast live oak, and willow.... Upland habitats used by arroyo toads during both the breeding and nonbreeding seasons include alluvial scrub, coastal sage scrub, chaparral, grassland, and oak woodland....

Males call from the streams during the breeding period, which is generally from late February to early July, although it can be extended in some years, depending on weather conditions....

Larvae usually hatch in 4 to 6 days at water temperatures of 12 to 16 degrees Celsius (54 to 59 degrees Fahrenheit.... The larval period for arroyo toads lasts about 65 to 85 days, depending on water temperatures....

Juvenile arroyo toads remain in the saturated substrate at the edges of breeding pools for 1 to 3 weeks after metamorphosis....

As the toads grow, they begin to dig shallow burrows in fine sand, and switch to a nocturnal (night-time) activity pattern, when they forage for ants and beetles." See, DAA, Appendix 3.0(c), at pp. 9414-9416.

As stated in the USFWS critical habitat designation, the Upper Santa Clara River Basin in Los Angeles County is included within the designation as Unit 6. *Id.* at p. 9422. Unit 6 includes portions of Castaic and San Francisquito Creeks and adjacent uplands. Subunit 6b includes Castaic Creek below Castaic Lake to the confluence with the Santa Clara River. *Id.* See also, Map Unit 6, at p. 9458. Specifically, USFWS stated that:

"Arroyo toads are found on Castaic Creek, both above and below the reservoir, and recent surveys have found evidence of the species on San Francisquito Creek. The arroyo toad population on Castaic has expanded in recent years with changes in management,

and San Francisquito Creek offers an excellent opportunity for further expansion. With appropriate management of nonnative plants and animals and habitat rehabilitation, the stability of the Upper Santa Clara River basin arroyo toad population should increase substantially. The Santa Clara River, as managed under the Natural River Management Plan (Valencia Company 1998) and associated conservation easements, is essential because it serves as a dispersal corridor for arroyo toads between Castaic Creek and San Francisquito Creek...." *Id.* at p. 9422.⁴

Based on a review of public comments received on the proposed critical habitat designation for the arroyo toad, USFWS reevaluated the proposed designation and made "several significant changes" that were reflected in the final designation. These changes included, among others, a reduction in the mapping for defining critical habitat boundaries, and elimination of areas based on a determination that certain lands were "not essential to the conservation of the arroyo toad or that such lands did not need special management." *Id.* at p. 9445. In Unit 6, the Upper Santa Clara River Basin, USFWS made substantial changes. For example, a large portion of the proposed Unit 6b, including the mainstream of the Santa Clara River and the lower portion of San Francisquito Creek, was eliminated, reducing the critical habitat boundaries by approximately 17,300 acres. The remaining portions were identified in the final designation as Unit 6b (Castaic Creek) and Unit 6c (San Francisquito Creek). USFWS also found that Valencia Company's Natural River Management Plan provided sufficient special management for the arroyo toad.⁵ Specifically, the USFWS designation stated that:

"We believe that, under the Natural River Management Plan (NRMP) (Valencia Company 1998), the river and creek will continue to function as a dispersal corridor for arroyo toads between Castaic Creek to San Francisquito Creek. We incorporated this area in the proposal to provide for such a corridor. We believe the geomorphology and natural hydrologic regime (deep sandy sediments with generally subsurface flow for much of the rearing period), coupled with human activities and changes, have precluded the establishment and maintenance of a breeding population. We do not believe it is in the best interests of the arroyo toad and other listed species to focus recovery efforts for the toad on the mainstream of the river. *As the NRMP and associated conservation easements will not allow actions or activities that would impede migration, we believe that this area has sufficient special management in place.*" (Emphasis added.) *Id.* at p. 9446.

⁴ The referenced Natural River Management Plan was prepared in 1998 by Valencia Company, a division of The Newhall Land and Farming Company.

⁵ Valencia Company's Natural River Management Plan covers property owned by the applicant upstream of the Newhall Ranch Specific Plan, and allows for residential and commercial development within its boundaries, including bridges, utility crossings and buried bank stabilization. It provides for extensive mitigation that does not jeopardize the survival of the arroyo toad. Upon approval of the Newhall Ranch Specific Plan, a similar River Management Plan is anticipated within the boundaries of the Specific Plan site. It is expected that the same or similar mitigation measures will be required to ensure survival of rare, threatened or endangered animal or plant species, including the arroyo toad, if found to be present based on subsequent site-specific surveys required at the subdivision map stages.

In addition, the Draft Additional Analysis, in Section 3.0, further considered the arroyo toad in the context of the Water Reclamation Plant site (*See*, DAA, Section 3.0, p. 3.0-13), because of the trial court's required reanalysis of Water Reclamation Plant alternative sites. Based on the 1999 surveys (and the earlier RECON surveys conducted in 1994 and 1995), RECON did not detect the presence of arroyo toads within the Specific Plan site. *Id.*, *See also*, DAA, Appendix 3.0(b).

Finally, the Draft Additional Analysis, Appendix 3.0(f), included a "white paper" on the arroyo toad. Similar to the USFWS critical habitat designation, the "white paper" reviewed the listing status, biology, historical range, preferred habitat and breeding needs of the arroyo toad. The "white paper" again stated that no arroyo toads were detected in the 1994, 1995 and 1999 RECON surveys of the Specific Plan site. *See*, DAA, Appendix 3.0(f).

C. Final Additional Analysis (October 2001)

Preface: The Final Additional Analysis (October 2001) was prepared utilizing data from the surveys previously conducted, as well as additional focused surveys for arroyo toads within the Newhall Ranch Specific Plan area. These additional focused surveys were conducted by Impact Sciences, Inc. in the spring of 2001, and were conducted pursuant to USFWS 2001 protocols. The survey area included the portion of the Santa Clara River between the Ventura/Los Angeles County boundary line and the Castaic Creek confluence. The results of the surveys are included in the Final Additional Analysis, Vol. II, Appendix B, *Results of Focused Surveys for Arroyo Toad and Special-Status Aquatic Reptiles and Amphibians within Newhall Ranch Area, Los Angeles County California* (Impact Sciences, Inc., Spring 2001). As discussed further below, based on these protocol surveys, no arroyo toads were observed within the Newhall Ranch Specific Plan survey reach.

The 2001 Impact Sciences report (Appendix B) summarized the arroyo toad background, its habitat characteristics and the recent arroyo toad critical habitat designation. In addition, the 2001 Impact Sciences report reviewed and analyzed previous documentation pertinent to the arroyo toads in the vicinity of the Newhall Ranch Specific Plan site. *Id.* at pp. 4-6. The 2001 Impact Sciences report provided the following summary of the results of its document review:

- (a) The December 16, 1994, *Determination of Endangered Status for the Arroyo Southwestern Toad*, published in the Federal Register (50 CFR Part 17, RIN 1018-AB97), cited arroyo toad locations from Sespe and Piru Creeks in Ventura County and the Los Padres National Forest. There were no records of arroyo toads in the Newhall Ranch area noted in this USFWS publication.
- (b) The February 7, 2001, *Final Designation of Critical Habitat for the Arroyo Toad* (50 CFR, Part 17, Vol. 66, No. 26), stated that arroyo toad have been reported from Castaic Creek above and below the reservoir and in the San Francisquito Creek area. There were no records of arroyo toads in the Newhall Ranch area, noted in the USFWS publication.
- (c) Non-protocol reconnaissance surveys were conducted in Valencia Company's Natural River Management Plan project area, but the arroyo toad was not observed; however, the author stated that the species could be present in low numbers. See, *Rare Plant and Animal Survey Santa Clarita Water District Service Area* (San Marino Environmental Associates, 1995).
- (d) Non-protocol reconnaissance surveys were conducted along the Santa Clara River from Bouquet Canyon to Castaic Creek and along San Francisquito Creek; however, no arroyo toads were found. See, *Sensitive Aquatic Species Survey for Newhall Land & Farming Company* (San Marino Environmental Associates 1995). (Bouquet Canyon is substantially east of the Newhall Ranch project site).
- (e) Non-protocol surveys were conducted along the Santa Clara River and Castaic Creek for the Newhall Ranch Specific Plan EIR prepared by Los Angeles County. The *Newhall Ranch Biota Report* (RECON 1995) did not find arroyo toads in the Santa Clara River through Newhall Ranch; however, it concluded that there was a "moderate potential" for arroyo toad occurrence along Santa Clara River and Castaic Creek, downstream of Valencia Company's Natural River Management Plan project area.
- (f) Protocol surveys were conducted by RECON in 1999, but no arroyo toads were observed; however, appropriate habitat was considered to be present. See, *Survey for Arroyo Toad for Newhall Ranch* (RECON 1999).
- (g) Impact Sciences prepared a *Biota Report for SEATAC for West and East Creek Projects on San Francisquito Creek* in 1998. This report found that arroyo toads may travel periodically to the project area from upstream populations; and cited Frank Hovore's report of anuran (frog or toad) eggs observed in the project area, which were washed away by streamflows before an accurate identification could be made.
- (h) 2001 surveys on Tesoro del Valle (White & Leatherman Bioservices 2001) concluded that the best potential habitat for the arroyo toad in San Francisquito Creek occurs north of the Tesoro del Valle project site on the National Forest. The report further stated that, although the project area and other portions of the San Francisquito Creek south of U.S. Forest Service lands supported many of the primary arroyo toad constituent elements, the hydrologic regime was not present; and, therefore, it was concluded that this portion of San Francisquito Creek would only be useful for dispersing individual arroyo toads if they were to occur in the immediate area.
- (i) In April 2001, Ms. Nancy Sandburg conducted surveys in the Santa Clara River on Newhall Land and Farming Company property. In notes sent to USFWS, Ms. Sandburg reported observations of four adult toads based on her survey efforts. Each was detected in the Santa Clara River in the near vicinity of the San

Francisquito Creek confluence. A single adult was observed at night on April 18, 2001, and three adults were reported as observed in the same general vicinity the following week, although the exact location is unknown. Ms. Sandburg's notes did not include detection of any vocalizations or any other breeding behavior.

- (j) In May 2001, Ms. Sandburg conducted arroyo toad surveys in the Santa Clara River in the Soledad Canyon area. Arroyo toad tadpoles (three separate cohorts) were reported on three separate drying pools within the project reach, which included the portion of the Santa Clara River occurring between the River's End Vacation Park and the proposed Transit Mix Concrete Company mine. This site is situated approximately nine miles east of Valencia Company's Natural River Management Plan project area, upstream of the Newhall Ranch Specific Plan site. Ms. Sandburg noted that there was a potential for some of the tadpoles to be lost before metamorphosis due to the rapid evaporation of the remaining water in the pools (Sandburg 2001).

Impact Sciences' 2001 spring surveys for the arroyo toad were conducted pursuant to USFWS 2001 protocols. Qualified biologists holding current USFWS Section 10(a) endangered species recovery permits conducted these protocol surveys. *See*, FAA, Volume II, Appendix B, at pp. 6-7. The primary purpose of this survey effort was to determine the presence or absence of arroyo toad within the Newhall Ranch Specific Plan area. Based on the protocol surveys, no arroyo toads were observed within the Newhall Ranch Specific Plan survey reach. *Id.* at p. 8. According to the 2001 Impact Sciences report, habitat destruction and alteration are the primary causes for the overall decline in arroyo toad numbers locally and throughout its historic range. Other threats to the species were assessed in that report. *Id.* at p. 8-9.

D. Final Additional Analysis (March 2003)

Preface: The Final Additional Analysis (March 2003) refers to an additional biological survey report prepared by Aquatic Consulting Services, Inc., which summarizes aquatic surveys conducted during the year 2000 along the Santa Clara River. A copy of the report, *Aquatic Surveys Along The Santa Clara River Part III: West of Commerce Center Bridge to the Ventura County Line, California* (June 2002), is included in the Final Additional Analysis, Vol. IV, Appendix AE. The biological field surveys referenced in the report were conducted during the months of May and August 2000. As noted below, based on these field surveys, the arroyo toad was not found along the Santa Clara River within the study area.

In response to public comments, the Newhall Ranch Final Additional Analysis, Volume IV (March 2003), included an additional report summarizing aquatic surveys conducted along the Santa Clara River, which was prepared by Aquatic Consulting Services, Inc. in June 2002. *See*, FAA, Volume IV, Appendix AE. The study area referenced in the report is described as an area located along the Santa Clara River, starting at a point 2,100 feet upstream of the Castaic Creek confluence, downstream to the Los Angeles

County/Ventura County line. *Id.* at p. 1; *See also*, Figure 1, p. 2. "All fish, amphibian, and reptile species encountered were identified, their location noted, and habitat features described." *Id.*

The report reviewed the seasonal flow patterns of the Santa Clara River, and its four existing aquatic habitat types. *Id.* at pp. 3-4. The report noted that "[a]quatic species that have the potential to occur along the Santa Clara River drainage consist of several species of fish, amphibians, and reptiles." *Id.* at p. 4. The arroyo toad is listed as a potential, although less-common, aquatic species within the survey area. *Id.* at pp. 4-5. The report contained a brief description of the arroyo toad, its ecology and its current listing status. *Id.* at p. 7.

The field surveys referenced in the report were conducted on May 23, August 3, and August 10, 2000. Based on the field surveys, the arroyo toad was not found along the Santa Clara River within the study area. *Id.* at p. 12.

1. Recent USFWS Biological Opinions Regarding Arroyo Toad

Recent Biological Opinions issued by USFWS regarding the arroyo toad on other projects in the Santa Clarita Valley also provide useful information, consistent with the data presented in Newhall Ranch environmental documentation. For example, USFWS issued a Biological Opinion for the Transit Mixed Concrete Project in Soledad Canyon, Los Angeles County, California on October 25, 2001 ("the TMC Biological Opinion"); and a Biological Opinion for Valencia Company's Natural River Management Plan ("NRMP"), Santa Clarita, Los Angeles County, California on November 15, 2002 ("the NRMP Biological Opinion").⁶

2. NRMP Biological Opinion

Valencia Company's NRMP Biological Opinion is "intended to protect the resources of the Santa Clara River while allowing the Valencia Company to proceed with commercial and residential development in the City of Santa Clarita and unincorporated areas of Los Angeles County." *See*, NRMP Biological Opinion at p. 1. The NRMP allows for development within its boundaries, including bridges, utility crossings and bank stabilization. The NRMP Biological Opinion found that "the NRMP, as proposed, is not likely to jeopardize the continued existence of the arroyo toad." *Id.* at p. 32.

⁶ Complete copies of the TMC Biological Opinion and the NRMP Biological Opinion are included in **Appendix AT**.

Although the NRMP applies to an area upstream from the Newhall Ranch Specific Plan site, the NRMP Biological Opinion presents useful information regarding the arroyo toad in the context of development, which is similar to that proposed on Newhall Ranch. Therefore, an analysis of the NRMP Biological Opinion helps to assist the County in assessing impacts to the arroyo toad.

The U.S. Army Corps of Engineers ("ACOE") first consulted with the USFWS about the NRMP in 1998. However, as a result of new information made available following the original consultation, this second NRMP Biological Opinion was issued. *Id.* at p. 1. The original consultation did not consider the project's effect on the arroyo toad "because [the USFWS] believed the species was not present in the portions of the Santa Clara River to be covered under the NRMP." *Id.* at p. 2. In April 2001, an independent biologist, hired by a member of the community, reported to the USFWS, "that she had observed four adult arroyo toads and egg masses attributable to the *Bufo* (toad) species within the NRMP area. Although the eggs were not clearly identifiable, the biologist believed they were attributable to the arroyo toad." *Id.*

Arroyo toads were subsequently confirmed in the NRMP area near the confluence of the Santa Clara River and San Francisquito Creek by Valencia Company biologists; and a document review revealed that six arroyo toad tadpoles had been observed in the NRMP area in March 2000. *Id.* A 1994 report was later found in the California Natural Diversity Database, which stated that one arroyo toad was captured and released upstream of where the I-5 bridge crosses the Santa Clara River. *Id.* at p. 27. Because of the arroyo toad observations within the NRMP area, the ACOE determined that implementation of the NRMP would adversely affect the species and, therefore, formal consultation with USFWS was reinitiated in October 2001. *Id.* at p. 2.

The NRMP Biological Opinion described the actions proposed in the NRMP, which were "intended to provide comprehensive flood protection for upland development along the Santa Clara River and its tributaries in the City of Santa Clarita and adjacent unincorporated areas of Los Angeles County." *Id.* at p. 3. The proposed actions considered in the Opinion include river bank protection in two forms, ungrouted rip-rap and buried bank protection or stabilization; inlet structure construction; bridge construction, replacement and widening; utility crossings; storm drain and well installation; and project maintenance. *Id.* at pp. 4-9. In light of those actions, the Opinion incorporated numerous mitigation measures designed to avoid and minimize impacts to the arroyo toad during and after construction, and during subsequent project maintenance. *Id.* at pp. 9-24.

The NRMP Biological Opinion next reviewed the status of the arroyo toad, as well as its biology and ecology, and stated:

"Arroyo toads have disappeared from approximately 75 percent of the previously occupied habitat in California. They were known historically to occur in coastal drainages in southern California from San Luis Obispo County to San Diego County and in Baja California, Mexico.... Arroyo toads now survive primarily in the headwaters of coastal streams as small isolated populations, having been extirpated from much of their historic habitat....

Extensive habitat degradation has led to the decline and isolation of the remaining populations of arroyo toads. This habitat loss is due primarily to urbanization, agriculture, dam construction, water manipulation (e.g., diversion, drawdown), mining, livestock grazing and recreational activities in riparian areas. The introduction of bullfrogs and exotic fish may have also affected arroyo toad populations due to predation. Exotic plant species degrade arroyo toad habitat, making it unsuitable, and may cause changes in the invertebrate fauna upon which the arroyo toad feeds. Changes in the hydrologic regimes and loss of overwintering habitat as streamside areas are developed are probably the most important factors in the decline of arroyo toads....

Measures to reduce effects to arroyo toads for other projects have included adjusting the timing to avoid disruption to breeding activities, minimizing project areas, translocating arroyo toads found within the project areas prior to activities, implementing water pollution control plans to prevent sediment or hazardous materials from degrading watercourses, requiring qualified biologists to oversee project activities, regularly removing trash from work sites and avoiding excessive trampling of streamside habitats." *Id.* at pp. 25-26.

The NRMP Biological Opinion also reviewed the environmental baseline for the NRMP area. *Id.* at pp. 26-28. This portion of the Opinion also assessed the impacts that are likely to be partially responsible for limited numbers of arroyo toads within the NRMP project area. The Opinion also specifically assessed the changes to the River's hydrology, and thus its impact on aquatic species, due to hardened bank protection along portions of the Santa Clara River. *Id.* at p. 27. In addition, the Opinion provided a detailed assessment of the presence of the arroyo toad within the NRMP area and its vicinity. Specifically, the Opinion provided the following pertinent description of the presence of the arroyo toad, including reliance upon arroyo toad survey reports furnished by Impact Sciences, the County's EIR consultant for Newhall Ranch:

"Prior to 2001, the Service believed that the arroyo toad was not present within the NRMP area. In 2001, members of the community hired a biologist to conduct independent surveys of the River and tributaries for the arroyo toad. The biologist found four adult arroyo toads at the confluence of the River and San Francisquito Creek, and three groups of tadpoles in the River approximately nine miles upstream of the NRMP area near Soledad Canyon. Reports of surveys for the unarmored threespine stickleback submitted to the Service in 2001 by Aquatic Consulting Services included one report of the

observation of six arroyo toads within the NRMP area of the River between the I-5 bridge and Castaic Junction in 2000. Upon further investigation, we found a report in the California Natural Diversity Data Base from 1994 of one individual arroyo toad captured and released upstream of where the I-5 bridge crosses over the River.

While the presence of the arroyo toad has been established in the River and lower portion of San Francisquito Creek, its status elsewhere in the NRMP area has been unclear. Of recent interest has been the area of San Francisquito Creek upstream of the Newhall Ranch Road bridge and downstream of the Forest Service boundary. Several environmental documents for individual projects under the NRMP speculated that the arroyo toad may be present in this stretch of San Francisquito Creek (e.g., Impact Sciences 1995a and 1995b). Only one observation of a possible arroyo toad egg mass has been reported (Hovore, pers. Comm. 2001); however, a storm washed the egg mass away before it could be positively distinguished from an egg mass of the more common western toad (*Bufo boreas*). The applicant contracted biologists to survey the area in 2001 and their results, following the Service protocols, were negative. In addition, the Corps has provided its view that this stretch of San Francisquito Creek is too dry for most of the year to support breeding of arroyo toads (Corps 2001).

Based upon the hydrology of the stretch of San Francisquito Creek between Newhall Ranch road and the Forest Service boundary, the lack of observations of the arroyo toad despite focused surveys, and the speculative nature of supporting evidence, the Service believes that this area does not currently support arroyo toads. We agree with the statements in the arroyo toad survey report (Impact Sciences 2001) that conclude that the stretch of San Francisquito Creek may serve as a dispersal corridor for individual arroyo toads; however, the species is mostly likely to be present in the lower reaches of the creek near its confluence with the River and upstream within the Forest Service boundaries." *Id.* at pp. 27-28.

The NRMP Biological Opinion summarized its findings regarding the presence of the arroyo toad, as follows:

"In summary, the Service believes that arroyo toads are present in the River from Castaic Junction upstream to the bridge at Bouquet Canyon Road, and are likely to be present in San Francisquito Creek from its confluence with the River upstream to the Newhall Ranch Road bridge. Arroyo toads are not likely to be present in the south Fork of the River, upstream of the Valencia Boulevard bridge, nor in San Francisquito Creek from Newhall Ranch Road upstream to the upper NRMP boundary. Arroyo toads in the project area are expected to use overwintering sites within the river channel. They are only rarely expected to migrate from the river channel to upland habitat areas for overwintering along the mainstem of the river or lower San Francisquito Creek because of the width of the River and the suitable estivation sites within the riverbed, the general absence of suitable overwintering sites above the riverbank due to historical uses, and the prevalence of steep riverbanks that create migration barriers, as documented in the report by Impact Sciences (2001)." *Id.* at p. 28.

The NRMP Biological Opinion also assessed the potential effects of the NRMP projects on the arroyo toad, including changes in hydraulic conditions due to bank protection. As to the bank protection, USFWS

found that "installation of buried bank protection is not expected to affect streamside habitats as a result of changes in hydrology, including aquatic habitats used by the arroyo toad." *Id.* at p. 30. After reviewing the status of the arroyo toad, the environmental baseline information, and the potential project and cumulative impacts, USFWS issued its biological opinion that "the NRMP, as proposed, is not likely to jeopardize the continued existence of the arroyo toad." *Id.* at p. 32. This opinion was based on the following reasoning:

- "1. The acreage of arroyo toad habitat that could be affected by the NRMP projects is small in relation to the overall distribution of the species, and the number of individual arroyo toads that would be affected would be small. Surveys of the area have revealed relatively few individual arroyo toads and we not believe those that could be affected would constitute a substantial portion of the entire species' population to where it would interfere with the species' survival and recovery.
2. The applicant has proposed measures to minimize and avoid some of the adverse effects to the species, including submission of biological evaluations for each project that demonstrate that either no sensitive fish, amphibians, and/or reptiles are currently present, or likely to be present during construction, at the construction site or along access roads, or if such species are present or likely to be present, the applicant will implement procedures for relocating sensitive species out of harm's way, and restore temporarily disturbed areas.
3. The applicant has proposed measures to restore habitats where temporary disturbances occur which will minimize the permanent loss of arroyo toad habitat." *Id.*

3. TMC Biological Opinion

The TMC Biological Opinion included a similar assessment of the proposed TMC project in relation to the arroyo toad, the status of the arroyo toad, the environmental baseline used by USFWS, and the potential project and cumulative effects on the arroyo toad. *See, TMC Biological Opinion at pp. 1-20.* After making the above assessment, USFWS issued the biological opinion that the "Transit Mixed Concrete's mining project is not likely to jeopardize the continued existence of the [arroyo toad] species." *Id.* at p. 20. This opinion was based on the fact that "the number of individuals that would be affected by the proposed action would be relatively small; "a small proportion of the range of the arroyo toad would be affected by the proposed action"; and "proposed measures [have been adopted] to attempt to reduce the adverse effects of the project on the arroyo toad." *Id.* at pp. 20-21.

In summary, both the NRMP and the TMC Biological Opinions present information that is useful in assessing proposed impacts to the arroyo toad due to the Newhall Ranch Specific Plan and Water

Reclamation Plant. The County further finds that the information presented in those Opinions is generally consistent with the arroyo toad reporting in the Newhall Ranch environmental documentation.

4. Summary of Newhall Ranch Mitigation Program for Sensitive Animal Species, Including Arroyo Toad

The Newhall Ranch mitigation program for sensitive animal species, including the arroyo toad, is included in the Final EIR and Additional Analysis. The mitigation program includes an overview of the Specific Plan design features that are incorporated to reduce the biological impact potential. In addition, the Final EIR includes specific mitigation measures incorporated as part of the Specific Plan's "Resource Management Plan." Additional mitigation measures were included as part of the EIR review process. These EIR mitigation measures were included to reduce impacts to sensitive animal and plant species. For example, the measures involve habitat restoration, habitat enhancement, mitigation banking, guidelines for controlling recreation and access to the Santa Clara River corridor, design of transition areas between the river corridor and proposed development, guidelines for grading activities in and adjacent to the river corridor, and the creation of a permanent, non-revocable conservation and public access easement over the river corridor area, including a funded long-term management plan for that area. See, Final EIR, Section 4.6, pp. 4.6-134-141.

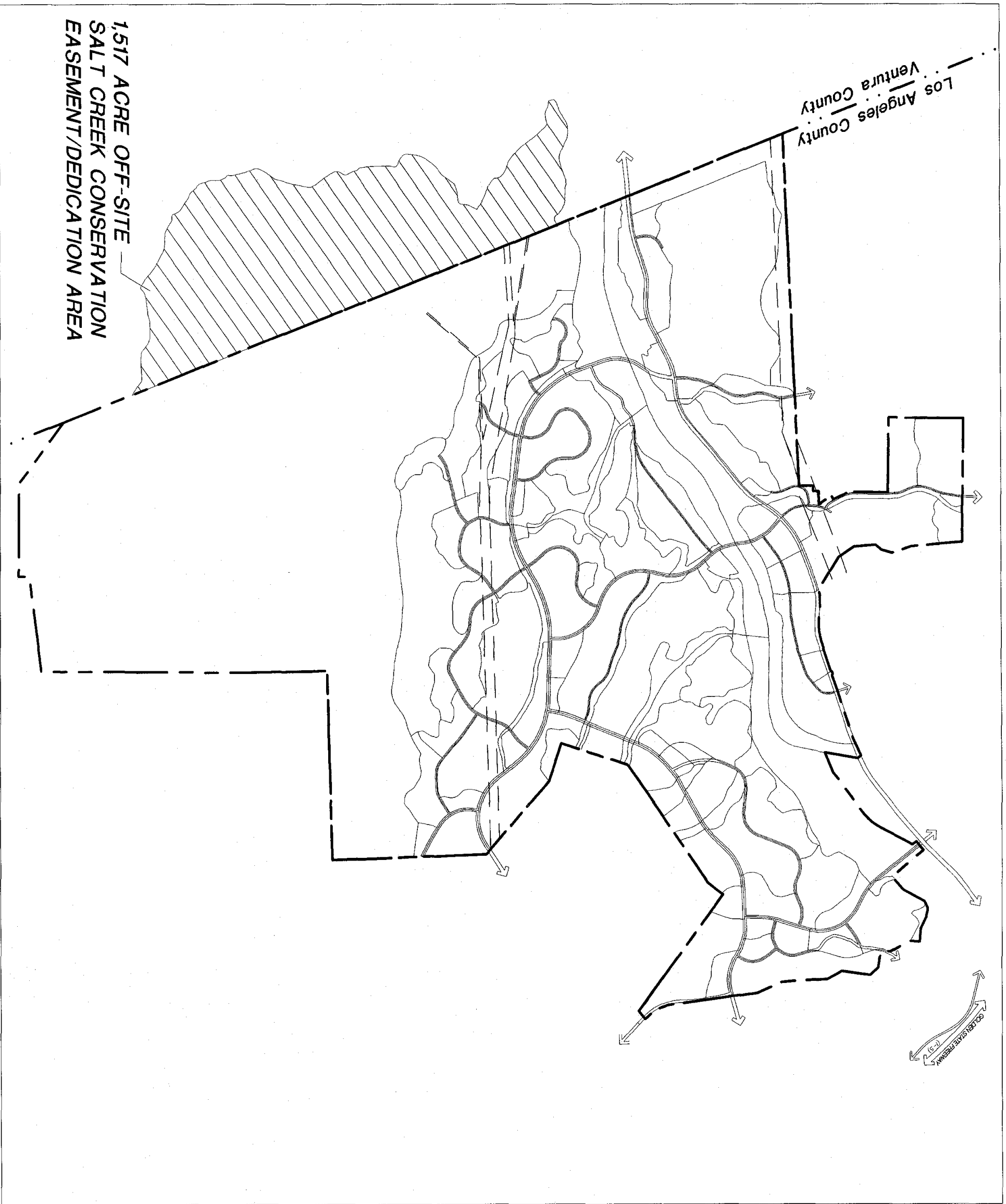
Additional mitigation measures require site-specific surveys for rare, threatened or endangered species on Newhall Ranch at the subdivision map level. See, Final EIR Section 4.6, p. 4.6-150. In addition, mitigation measures require extensive consultation prior to development.⁷ Federal and state agency permits are also required prior to development or disturbances within wetlands or other sensitive habitats, along with performance criteria. *Id.* The performance criteria requires, among other things, the Specific Plan to "conform" with the specific provisions of any subsequently obtained federal and state permits. Lighting restrictions are also imposed. *Id.*

Finally, the trial court in the prior Newhall Ranch litigation upheld this mitigation program. Since that litigation, the County has taken steps to strengthen the biota mitigation program in response to public comments. As a result, the County believes that a framework is in place to ensure ongoing minimization of impacts to sensitive plant and animal species, including the arroyo toad, as Newhall Ranch is implemented at the subdivision map level over the next 25 to 30 years.




⁷ For a current description of all applicable biology-related mitigation, please refer to the revised Mitigation Monitoring Plans for both the Specific Plan and Water Reclamation Plant. See, Newhall Ranch Revised Additional Analysis, Volume V, Section 4.0.

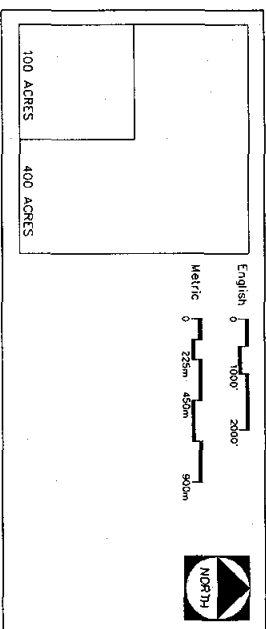
EXHIBIT E

Salt Creek Watershed Map: Area requiring off-site dedication



LEGEND

-  1,517 ACRE OFF-SITE SALT CREEK CONSERVATION EASEMENT/DEDICATION AREA
-  SPECIFIC PLAN BOUNDARY
-  COUNTY LINE



EXHIBIT

OFF-SITE SALT CREEK CONSERVATION EASEMENT/DEDICATION AREA IN RELATION TO NEWHALL RANCH SPECIFIC PLAN

EXHIBIT F

Land Use Plan Map: Changes to previously approved Plan

EXHIBIT G

Additional CEQA Findings and Statement of Overriding Considerations

**ADDITIONAL CEQA FINDINGS AND STATEMENT OF OVERRIDING
CONSIDERATIONS REGARDING THE NEWHALL RANCH FINAL
ADDITIONAL ANALYSIS TO THE PARTIALLY CERTIFIED FINAL EIR FOR
THE NEWHALL RANCH SPECIFIC PLAN AND WATER RECLAMATION PLANT**

Los Angeles County Project No. 94-087-(5)

consisting of:

General Plan and Sub-Plan Amendment No. 94-087-(5)

Zone Change No. 94-087-(5)

Conditional Use Permit No. 94-087-(5)

State Clearinghouse No. 95011015

(for environmental document)

**County of Los Angeles
Board of Supervisors**

May 2003

**ADDITIONAL CEQA FINDINGS AND STATEMENT OF OVERRIDING
CONSIDERATIONS REGARDING THE NEWHALL RANCH FINAL ADDITIONAL
ANALYSIS TO THE PARTIALLY CERTIFIED FINAL EIR FOR THE NEWHALL
RANCH SPECIFIC PLAN AND WATER RECLAMATION PLANT
(STATE CLEARINGHOUSE NO. 95011015; PROJECT NO. 94-087-(5))**

INTRODUCTION

The Board of Supervisors of the County of Los Angeles ("the County") hereby certifies the adequacy of the Newhall Ranch Final Additional Analysis, pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code §§21000 *et seq.*) and the State CEQA Guidelines (14 Cal.Code Regs. §§15000 *et seq.*). The County caused the Newhall Ranch Final Additional Analysis to be prepared as additional environmental analysis to the prior, partially certified Final Environmental Impact Report ("Final EIR") for the Newhall Ranch Specific Plan and Water Reclamation Plant (State Clearinghouse ("SCH") No. 95011015).

The purpose of the Final Additional Analysis is to address certain specified issues raised by the Court in litigation regarding the adequacy of the partially certified Newhall Ranch Final EIR. The litigation involved a consolidated action in Kern County Superior Court entitled, *United Water Conservation District v. County of Los Angeles, et al.*, Case No. 239324 RDR, the Honorable Roger D. Randall, presiding ("the Newhall Ranch litigation"). The Final Additional Analysis also presents significant additional environmental information related to water supplies, an endangered plant called the San Fernando Valley spineflower, and other sensitive plant species on the Newhall Ranch property site.

The Newhall Ranch Final Additional Analysis consists of the following additional environmental documents to the previously certified Newhall Ranch Final EIR (collectively referred to as "Final Additional Analysis"):

- (a) Draft Additional Analysis, Volume I (Text, Figures/Tables) and Volumes II-III (Appendices), dated April 2001;
- (b) Regional Planning Commission/Final Additional Analysis, Volume I (Comments and Responses, *etc.*) and Volume II (Appendix), dated October 2001;
- (c) Revised Draft Additional Analysis, Volume I (Text, Figures/Tables/Appendix) and Volume II (Appendix), dated November 2002;
- (d) Board of Supervisors/Final Additional Analysis, Volume III (Comments and Responses, *etc.*) and Volume IV (Appendix), dated March 2003;
- (e) Board of Supervisors/Revised Additional Analysis, Volume V (Revised Text, Figures and Tables), dated March 2003;
- (f) Board of Supervisors/Final Additional Analysis, Volume VI (Comments and Responses, *etc.*) and Volume VII (Appendix), dated May 2003; and

- (g) Board of Supervisors/Amended Revised Additional Analysis (including Revised Text, Figures and Tables), dated May 2003.

The Board of Supervisors finds that the Final Additional Analysis, as defined above, has been completed in compliance with CEQA, the State CEQA Guidelines, the County's Environmental Document Reporting Procedures and Guidelines and the Court's findings and writ in the prior Newhall Ranch litigation. The Board of Supervisors further finds that it has reviewed and considered the information contained in the following documents: (a) partially certified Newhall Ranch Final EIR; (b) the Final Additional Analysis; (c) Los Angeles County staff reports and related documents; (d) the hearing transcripts from the Los Angeles County Regional Planning Commission meetings; (e) the testimony and submissions from officials and departments of the County, the applicant (as defined below), the public, public agencies, community groups, organizations and individuals; and (f) the Newhall Ranch record of proceedings (as defined further below). Concurrently with the adoption of these findings, the Board of Supervisors has also reviewed and considered the revised Mitigation Monitoring Plans for both the Newhall Ranch Specific Plan and Water Reclamation Plant, in accordance with CEQA and the State CEQA Guidelines.

The Newhall Ranch record of proceedings is specified below. The custodian of the Newhall Ranch record is the County's Department of Regional Planning, 320 West Temple Street, Room 1355, Los Angeles, CA 90012, Contact Person, Lee Stark (213) 974-6427, and the County's EIR consultant, Impact Sciences, Inc., 30343 Canwood Street, Suite 210, Agoura Hills, CA 91301, Contact Person, Tom Worthington (818) 879-1100. The Newhall Ranch record shall include, but is not limited to, the following:

- (a) The prior, partially certified Newhall Ranch Final EIR (March 1999), including all appendices, and all documents cited, incorporated by reference or relied on in that EIR;
- (b) The partially certified Newhall Ranch Specific Plan, Volumes I and II, including all appendices, and all documents cited, incorporated by reference or relied on in that Plan;
- (c) The revised Newhall Ranch Specific Plan (May 2003), including all appendices, and all documents cited, incorporated by reference or relied on in that Plan;
- (d) The Final Additional Analysis (as defined above), including all appendices, and all documents cited, incorporated by reference or relied on in that document;
- (e) All reports, project application materials, memoranda, maps, letters, and other planning documents, including attachments, related documents, and all documents cited, incorporated by reference or relied on in those materials, prepared by the EIR consultant, the project applicant, and Regional Planning staff relating to the Newhall Ranch Specific Plan, Water Reclamation Plant, Final EIR, or the Final Additional Analysis;

- (f) All staff reports, attachments and related documents, prepared by the County relating to the Newhall Ranch Specific Plan, Water Reclamation Plant, Final EIR, or the Final Additional Analysis;
- (g) Any minutes and transcripts of all public meetings and public hearings held by the County's Regional Planning Commission or Board of Supervisors relating to the Newhall Ranch Specific Plan, Water Reclamation Plant, Final EIR, or the Final Additional Analysis;
- (h) All notices issued by the County to comply with CEQA, the State CEQA Guidelines or any other law governing the processing and approval of the proposed project;
- (i) Matters of common knowledge to the County, which include, but are not limited to: (i) Los Angeles County General Plan; (ii) Santa Clarita Valley Area Plan; and (iii) Los Angeles County Subdivision Code (Title 21) and Zoning Code (Title 22), as amended;
- (j) The documentation of the decisions made by the Regional Planning Commission and Board of Supervisors relating to the Newhall Ranch Specific Plan, Water Reclamation Plant, Final EIR or the Final Additional Analysis;
- (k) Portions of the prior Newhall Ranch Administrative Record that the County deems relevant in its consideration of the Newhall Ranch Specific Plan, as revised, and the Final Additional Analysis (as defined above);
- (l) Portions of other records pertaining to other proceedings (*e.g.*, California Public Utilities Commission proceedings and Urban Water Management Plan proceedings) that are deemed relevant by the County in its consideration of the Newhall Ranch Specific Plan, as revised, and the Final Additional Analysis (as defined above); and
- (m) Any other written materials relevant to the County's compliance with CEQA, and its decision on the merits of the proposed Specific Plan, including documents that have been released for public review, and copies of reports, studies or other documents relied on in any environmental documentation prepared for the proposed Specific Plan and either made available to the public during the public review period, or included in the County's files on the proposed Specific Plan.

Having considered the foregoing information, the Board of Supervisors hereby makes findings pursuant to Section 21081 of the Public Resources Code, and Sections 15091 and 15092 of the CEQA Guidelines.

I. BACKGROUND

A. REVISED PROJECT DESCRIPTION

The Newhall Ranch Company, a division of The Newhall Land and Farming Company ("the applicant"), proposes a Specific Plan to guide development of a new community composed of a broad range of residential, mixed-use and non-residential land uses within five villages on the Newhall Ranch property site. The Newhall Ranch Specific Plan covers a total of approximately 11,963 acres. The Specific Plan contains the land use plan, development regulations, design guidelines and implementation program necessary to guide the long-term development of the Newhall Ranch community. The Specific Plan serves as the zoning for the Newhall Ranch community. Subsequent development plans and tentative tract maps are required and must conform to the Newhall Ranch Specific Plan, and the County of Los Angeles General Plan and the Santa Clarita Valley Area Plan. A Water Reclamation Plant ("WRP") is also proposed as part of the Newhall Ranch Specific Plan. The WRP will provide wastewater treatment, disposal and reclamation of treated water for reuse within the Specific Plan.

With the exception of the WRP, the Board of Supervisors' approval of the Newhall Ranch project approvals would not -- in and of themselves -- allow actual construction of any component of the Newhall Ranch Specific Plan. The applicant will still be required to file subsequent applications for tentative tract maps prior to issuance of any building permits, which would enable actual construction of the Newhall Ranch residential, mixed-use, commercial or business park uses on the Newhall Ranch site. In conjunction with the filing of the subsequent tentative tract maps, the applicant is also required to prepare a tiered EIR for each tract map application allowing for construction.

As directed by the trial court, the Board of Supervisors will consider approval of the Specific Plan and Water Reclamation Plant, in the context of the additional environmental analysis contained in the Final Additional Analysis.

As approved by the Board of Supervisors, the revised Specific Plan (May 2003) would include a broad range of residential, mixed-use and non-residential land uses within five villages. As revised by the Board of Supervisors, the Specific Plan allows for up to 21,308 dwelling units (including 423 second units), 629 acres of mixed-use development, 67 acres of commercial uses, 249 acres of business park land uses, 37 acres of visitor-serving uses, 1,014 acres of open space, including 181 acres of community parks and 833 acres in other open spaces, 5,157 acres in special management areas, 55 acres in 10 neighborhood parks, 15-acre lake, public trail system, an 18-hole golf course, two fire stations, a public library, an electrical station, reservation of five elementary school sites, one junior high school site and one high school site, a 6.8 million gallon per day water reclamation plant and other associated community facilities. The build-out of the Specific Plan is projected to occur over approximately 25 to 30 years, depending upon economic and market conditions. Build-out of the Specific Plan would eventually result in an on-site resident population of 57,903 persons.

The revisions made to the Specific Plan (May 2003) were in response to the Board of Supervisors' decision, March 25, 2003, directing that changes be made to the Newhall Ranch Specific Plan Land Use Plan to further protect the spineflower from possible future development

impacts. Those changes include elimination of future development, and transferable development potential, from the 64-acres of spineflower preserves dedicated by conservation easement to the California Department of Fish and Game (CDFG) (of the 64 acres of dedicated preserves, 58 acres was proposed to be developed with residential and non-residential land uses and 6 acres was already proposed to be in the Open Area land use designation). This change results in the elimination of 730 dwelling units and approximately 132,000 square feet of non-residential development from the Specific Plan. These changes occur in the portions of the Specific Plan site, which are generally known as Grapevine Mesa and Airport Mesa, the two locations where the CDFG conservation easement areas are located. The specific changes resulting from the easements on the land use plan are indicated in **Table 1** below.

Table 1
Statistical Summary of Board Changes to Specific Plan Resulting from
CDFG Spineflower Conservation Easement

	Existing Specific Plan	Revised Specific Plan	Change
GRAPEVINE MESA			
- Medium Residential - (26 acres)	2,346 DU	2,064 DU	-282 DU
- High Residential - (4 acres)	1,140 DU	1,083 DU	-57 DU
- Commercial - (8 acres)	134,000 SF	70,000 SF	-64,000 SF
- Open Area - (6 acres)	6 Acres	6 Acres	No Change
AIRPORT MESA			
- Mixed Use - (20 acres)	3,184 DU 1,237,000 SF	2,793 DU 1,169,000 SF	-391 DU; -68,000 SF
SPECIFIC PLAN TOTALS			
- Residential Units - (including Second Units)	22,038 DU	21,308 DU	-730 DU;
- Commercial/ - Mixed Use	5,681,000 SF	5,549,000 SF	-132,000 SF

Key: DU = Dwelling Units; SF = Square Feet.

In addition to the above revisions, the Board of Supervisors directed that the Specific Plan Land Use Plan be revised to reflect the creation of the 64 acres of spineflower conservation easement areas, based on the applicant's agreement with the California Department of Fish and Game ("CDFG"). As indicated above, the Board of Supervisors has eliminated development within those conservation easement areas (730 units/132,000 square feet of commercial). In addition, the Board of Supervisors has approved the creation of three "Spineflower Mitigation Area Overlays," which are depicted on **Figure 2.6-8** in Section 2.6 of the Newhall Ranch Final Additional Analysis.

For a detailed description of the Specific Plan, its location, local environmental setting, description of prior actions taken by the Board of Supervisors, and discretionary approvals required, please see the "Background" section of the Board of Supervisors partially certified "CEQA Findings and Statement of Overriding Considerations Regarding Final EIR (SCH No. 95011015) for the Newhall Ranch Specific Plan and Water Reclamation Plant (Project No. 94-087-(5))," dated February 1999 (hereafter, "the Board's prior CEQA Findings"), pages 1 to 10.

B. PROJECT OBJECTIVES

CEQA and the State CEQA Guidelines require environmental documentation to include a statement of the objectives of a proposed project. Both the prior Final EIR (Section 1.0) and the Newhall Ranch Specific Plan (Section 2.1) identify the objectives for the Newhall Ranch community. Those objectives are also described at pages 10 to 14 of the Board of Supervisors' prior CEQA Findings, pages 10-14. The Board of Supervisors has reviewed these project objectives in connection with its reconsideration of the revised Newhall Ranch Specific Plan and WRP.

C. THE PARTIALLY CERTIFIED NEWHALL RANCH FINAL EIR

The Board of Supervisors has considered the Final EIR in connection with its reconsideration of the revised Newhall Ranch Specific Plan and WRP. Please see pages 14 and 17 of the Board's prior CEQA Findings for a description of the prior Final EIR.

D. PRIOR COUNTY ACTIONS/DISCRETIONARY APPROVALS

The Los Angeles County Regional Planning Commission ("the Commission") conducted numerous public hearings regarding the Final EIR and related project approvals in 1996 and 1997. By December 1997, the Commission had completed its review and consideration of the Final EIR and proposed project approvals. On December 17, 1997, the Commission unanimously: (a) certified the prior Newhall Ranch EIR; (b) recommended approval of the proposed General Plan and Sub-Plan Amendments, the Newhall Ranch Specific Plan and the Zone Change; and (c) approved the Newhall Ranch Conditional Use Permit and Vesting Tentative Parcel Map.

Thereafter, in 1998 and 1999, the Board of Supervisors conducted additional hearings regarding the Final EIR and project approvals. On March 23, 1999, the Board of Supervisors unanimously: (a) certified the Final EIR; (b) adopted CEQA Findings and a Statement of Overriding Considerations; (c) approved the Mitigation Monitoring Plans; and (d) approved the various project approvals for the Newhall Ranch Specific Plan and Water Reclamation Plant.

For a more detailed discussion regarding the project approvals related to the prior County actions on Newhall Ranch, please see the Final EIR, Section 2.0, Environmental and Regulatory Setting, and the Board of Supervisors' prior CEQA Findings, pages 9-10.

II. POST PROJECT-APPROVAL EVENTS

A. NEWHALL RANCH LITIGATION

As stated above, the Board of Supervisors' Specific Plan/WRP approval was challenged in the Newhall Ranch litigation, based on numerous environmental and planning claims. The Newhall Ranch litigation challenged both the validity of the Board of Supervisors' adoption of the Newhall Ranch project approvals and its certification of the Final EIR. The California Attorney General joined in the Newhall Ranch litigation in support of Ventura County and the environmental groups.

On May 31, 2000, the Court issued its tentative decision. On August 1, 2000, the Court issued its writ of mandate and final judgment. (*See*, Newhall Ranch Additional Analysis, Volume II, Appendix 1.0(a) [Court's Writ].) As part of its final decision, the Court upheld approval of the Specific Plan, WRP and Newhall Ranch Final EIR certification with respect to many of the issues raised in the Newhall Ranch litigation. However, the Court ordered the County to void its certification of the Final EIR with respect to the specific issues listed below and to conduct an additional analysis under CEQA in order to:

- (1) Extend the traffic impact analysis that was used in the EIR to evaluate Los Angeles County traffic impacts, to the project's impacts on Ventura County arterial roadways exiting State Routes 23 and 126 until the 1 percent impact standard is reached;
- (2) Determine the effect on the Ventura County portion of the Salt Creek wildlife corridor caused by the shifting of wildlife into the Salt Creek corridor;
- (3) Address the Specific Plan's impacts on biological resources in the Santa Clara River corridor associated with channelization and bank hardening;
- (4) Demonstrate that adequate water sources will be available for build-out of the Specific Plan, which may be achieved by securing other water sources consistent with CEQA and/or by developing a factual basis providing substantial evidence from which the County can adequately assess environmental impacts of the ASR alternative and its ability to meet water needs; and
- (5) Address the alternative of siting the Newhall Ranch WRP off-river, including an analysis of the biological impacts of that siting.

The Court also ordered the County to set aside the project approvals, but only as those approvals related to County General Plan SEA 23 policies, and the County's General Plan Development Monitoring System ("DMS") as it applied to water supplies, and to take action to:

- (6) Ensure consistency of the Specific Plan with the County General Plan policies requiring protection of natural resources in SEAs as those standards apply to SEA 23; and
- (7) Ensure consistency of the Specific Plan with the County's General Plan DMS policies as they relate to water supplies.

Consequently, the Court set aside approval of the Newhall Ranch Specific Plan and WRP, and Final EIR certification, but only with respect to the issues identified above. The Court

also determined that the vast majority of the County's environmental determinations for Newhall Ranch had been lawfully made and declined to set aside approval of the entire Specific Plan and Final EIR.

B. BOARD ACTION IN RESPONSE TO COURT DECISION

In response to the Court's decision, the Board of Supervisors adopted a resolution partially setting aside the Newhall Ranch land use approvals and Final EIR certification. (*See*, Newhall Ranch Draft Additional Analysis, Volume II, Appendix 1.0(b) [Board Resolution and related documents].) In addition, the Board of Supervisors' Resolution required that specific action be taken in compliance with the Court's decision and writ.

Specifically, the Board of Supervisors directed County staff to oversee preparation of additional environmental analysis under CEQA ("Additional Analysis") and to require it to address each of the specific issues described in the Court's decision and writ. The Board of Supervisors also directed County staff to publish a Notice of Availability of the Newhall Ranch Draft Additional Analysis, and to circulate the Draft Additional Analysis for at least a 45-day public review and comment period.

In addition, the Board of Supervisors directed that noticed public hearings be held before both the Regional Planning Commission and the Board of Supervisors to review and consider the Newhall Ranch Draft Additional Analysis and the project approvals, as required by the Court's decision and writ.

C. DRAFT ADDITIONAL ANALYSIS

In response to the Board of Supervisors' Resolution, County staff caused to be prepared the Draft Additional Analysis to the partially certified Newhall Ranch Final EIR. The Newhall Ranch Draft Additional Analysis (April 2001) consisted of Volume I (Text, Figures/Tables) and Volumes II-III (Appendices). The purpose of the Draft Additional Analysis was to address the specific issues identified in the Court's decision and writ. Specifically, the Draft Additional Analysis included the required additional environmental analysis for, among other topics: (1) traffic on Ventura County arterials exiting SR-23 and SR-126 (Section 2.1); (2) Salt Creek Corridor issues (Section 2.2); (3) Floodplain modifications (Section 2.3); (4) SEA 23 General Plan Consistency Analysis (Section 2.4); (5) Newhall Ranch Water Resources (Section 2.5); and (6) Water Reclamation Plant Alternatives (Section 3.0). The Board of Supervisors has reviewed and considered the Draft Additional Analysis and the two additional volumes containing technical studies and other important materials.

Pertinent portions of the Draft Additional Analysis were also reviewed and considered by the County's Significant Ecological Area Technical Advisory Committee ("SEATAC"). In addition, County staff independently reviewed the Draft Additional Analysis prior to public circulation. The Draft Additional Analysis -- along with a complete copy of the partially certified Newhall Ranch Final EIR -- was then made available for public review and comment at the County and several libraries for a 130-day review period.

D. REGIONAL PLANNING COMMISSION/FINAL ADDITIONAL ANALYSIS, VOLUMES I-II

The Newhall Ranch Final Additional Analysis (October 2001), Volume I, contains all of the public comments received on the prior Newhall Ranch Draft Additional Analysis, including written comment letters and oral comments made at public hearings before the Regional Planning Commission. In addition, the Final Additional Analysis, Volume I, contains written responses to the comments received on the Draft Additional Analysis and the Draft Additional Analysis pages that were revised in response to comments. The Final Additional Analysis, Volume II (Appendix), contains technical studies and other important materials responsive to public comments.

The Commission conducted a tour of the Newhall Ranch site on June 16, 2001, and held noticed public hearings on June 20, 2001, July 16, 2001 and August 27, 2001. During the public hearing process, the Regional Planning Commission reviewed and considered both the Draft Additional Analysis (April 2001) and the Final Additional Analysis (October 2001). At its October 24, 2001 meeting, the Commission unanimously adopted a resolution, and related actions, which included recommendations to the Board of Supervisors to hold a public hearing, certify the Newhall Ranch Final Additional Analysis for the Specific Plan and WRP, and adopt the project approvals.

After the Regional Planning Commission's action, a public hearing was set before the Board of Supervisors for November 27, 2001, which was continued until January 29, 2002. Prior to that date, on January 10, 2002, the appellate court in another action issued a decision setting aside an Environmental Impact Report prepared by Castaic Lake Water Agency ("CLWA") relating to the purchase of 41,000 acre-feet per year of State Water Project ("SWP") water entitlement by that agency, whose water was, in part, relied on as a source of water supply for Newhall Ranch ("CLWA Action"). Therefore, on January 22, 2002, the Board of Supervisors continued its public hearing to April 23, 2002, stating that, "[s]ince water availability is a critical issue in the Santa Clarita Valley and for this project, . . . the hearing on this project should be continued until [County] staff can fully analyze the ramifications of the [CLWA] appellate court ruling and its effect on Newhall Ranch."

On April 16, 2002, the Board of Supervisors again continued its public hearing to August 27, 2002, stating that the appellate court in the CLWA Action had not set aside or invalidated CLWA's agreement for the purchase of the 41,000 acre-feet per year of water entitlement; however, CLWA had not yet sought clarification from the trial court regarding the appropriate remedy to be issued. In continuing the public hearing, the Board stated that water availability is a critical issue in the Santa Clarita Valley and for this project, and that the project hearing should be further continued until the applicant could demonstrate water sources for Newhall Ranch.

On August 6, 2002, the Board of Supervisors continued its public hearing to January 28, 2003, stating that the Department of Regional Planning, with concurrence from County Counsel, had determined that there was "new information affecting the proposed Newhall Ranch development," including the recent discovery of additional San Fernando Valley spineflower, an endangered plant, located on the site, and the need to identify a reliable water supply source for the Newhall Ranch Specific Plan. The Board's motion also directed that the new information be

presented to the public and other agencies and circulated in accordance with CEQA, the state CEQA Guidelines and the County's Environmental Document Reporting Procedures and Guidelines.

Consistent with the Board of Supervisors' motion, the County directed preparation of the Newhall Ranch Revised Draft Additional Analysis (November 2002), discussed below, to describe and analyze the changes to the sources of water to serve the Newhall Ranch Specific Plan, and to assess the Specific Plan's impacts on the spineflower, along with an analysis of additional mitigation measures and project alternatives.

On October 25, 2002, the trial court in the CLWA Action issued its writ and decision, clarifying that CLWA was not prohibited from using the 41,000 acre-feet of water to which it is entitled. The Court's writ and decision in the CLWA Action were circulated for public review as part of the Newhall Ranch Revised Draft Additional Analysis (November 2002), Vol. II, **Appendices 2.5(n), (q) and (r)**.

On January 21, 2003, the Board of Supervisors again continued its public hearing on Newhall Ranch until March 25, 2003. In continuing the hearing, the Board of Supervisors also extended the public comment period, which commenced on November 27, 2002 and ended on January 27, 2003, to February 4, 2003 (for a total public comment period of 70 days). In addition, as discussed below, the Board instructed staff to prepare and circulate for public review the Newhall Ranch Final Additional Analysis (March 2003), Vol. III - IV, which included written responses to public comments received on the Revised Draft Additional Analysis, along with other important materials and appendix documents

E. REVISED DRAFT ADDITIONAL ANALYSIS, VOLUMES I AND II

As stated above, the Revised Draft Additional Analysis addressed the additional information that arose regarding water supplies and sensitive plant species relating to Newhall Ranch. Specifically, the Revised Draft Additional Analysis, Volume I, was prepared to describe changes to the sources of water for the Newhall Ranch Specific Plan; to provide updated information regarding sensitive plant species occurring on the Specific Plan site, including the spineflower; to provide additional alternatives to the Specific Plan in response to discovery of the spineflower and other sensitive plant species; and to correct minor errors in the prior Draft Additional Analysis (April 2001). The Revised Draft Additional Analysis also included an appendix volume (Volume II), containing important supporting documents considered by both the County and the Board of Supervisors. The following sections of the earlier Draft Additional Analysis were revised and replaced in the Revised Draft Additional Analysis, Volume I:

- (a) Executive Summary;
- (b) Section 1.0, Introduction and Project Description; and
- (c) Section 2.5, Water Resources.

In addition, the following two new sections were added to the revised and recirculated Revised Draft Additional Analysis, Volume I:

- (a) Section 2.6, Spineflower and Other Sensitive Plant Species; and
- (b) Section 2.7, Additional Alternatives.¹

The Revised Draft Additional Analysis, Volumes I and II, was reviewed and considered by the County's SEATAC. The focus of SEATAC's review was on the sections of the Revised Draft Additional Analysis pertaining to the spineflower, the spineflower mitigation program and alternatives in response to the discovery of spineflower.

The Board of Supervisors has reviewed and considered the Newhall Ranch Revised Draft Additional Analysis (November 2002), including the technical studies and other materials used in responding to public comments.

F. BOARD OF SUPERVISORS/FINAL ADDITIONAL ANALYSIS, VOLUMES III-IV

The Final Additional Analysis, Volumes III and IV, contains the public comments on the Revised Draft Additional Analysis, the written responses to comments, the Revised Draft Additional Analysis pages that were revised in response to comments, and the technical studies and other materials used in the responses to comments. The Board of Supervisors has considered the Final Additional Analysis (March 2003), Volumes III and IV. In addition, prior to the public hearing, the County and its Board of Supervisors considered the Newhall Ranch Revised Additional Analysis (March 2003), Volume V, which was assembled to bring together all revised text, figures and tables from the prior Draft Additional Analysis and Revised Draft Additional Analysis.

On March 25, 2003, the Board of Supervisors held the noticed public hearing to consider the Newhall Ranch environmental documentation and project approvals. At that hearing, the Board of Supervisors took public testimony regarding the Newhall Ranch environmental documentation. After completion of the public testimony, the Board closed the public hearing, instructed staff to prepare the proposed final environmental documentation, proposed resolutions, ordinance, findings and conditions for the Newhall Ranch project approvals, along with the additional revisions noted in the Board's motions. In this regard, County staff was also directed to prepare final written responses to the written and oral comments received up to and including the March 25, 2003 public hearing for the Board's consideration. The Board then continued the matter to its May 27, 2003, public meeting for further consideration and possible action.

G. BOARD OF SUPERVISORS/FINAL ADDITIONAL ANALYSIS, VOLUMES VI - VII

Prior to the Board of Supervisors' public meeting of May 27, 2003, both the County and the Board of Supervisors received and considered the Newhall Ranch Final Additional Analysis (May 2003), Volumes VI and VII, which consist of the additional written and oral public comments from the March 25, 2003 public hearing, the County's written responses to those comments, revised pages from the prior Draft Additional Analysis/Revised Draft Additional Analysis, and appendix materials containing supporting documents. In addition, prior to the May 27, 2003 public meeting, the County and Board received and considered a Newhall Ranch

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All other portions of the Draft Additional Analysis (April 2001) remained unchanged.

amended Revised Additional Analysis (May 2003), Volume VIII, which, again, compiled all final revised text, figures and tables from the prior Draft Additional Analysis and Revised Draft Additional Analysis.

III. SUMMARY OF MAJOR ISSUES

A. TYPE OF ENVIRONMENTAL DOCUMENT USED FOR THE SPECIFIC PLAN AND WRP

As discussed above, the Court ordered the County to further address certain specific issues in an "additional analysis" and the County's Board of Supervisors, pursuant to resolution, directed County staff to prepare "an additional environmental analysis under CEQA." (See, Draft Additional Analysis, Appendix 1.0 [Resolution, p. 4, ¶6]). The Board of Supervisors further directed that "[t]he Additional Analysis . . . address each of the specific issues described in the Court's writ and Statement of Decision[.]" *Id.*

The Board of Supervisors also directed County staff to prepare "a Notice of Availability of the Draft Additional Analysis for publication in the appropriate newspapers of general circulation, and to circulate the Draft Additional Analysis for public review and comment for a period of at least 45 days[.]" (See, Draft Additional Analysis, Appendix 1.0 [Resolution, p. 4, ¶8].) Finally, the Board directed "that noticed public hearings be held before the Regional Planning Commission and the Board of Supervisors to review and consider the Draft Additional Analysis and the Newhall Ranch Project approvals, as required by the Court's Writ and Statement of Decision[.]" (See, Draft Additional Analysis, Appendix 1.0 [Resolution, p. 5, ¶9].) As shown in these portions of the Resolution, the Board of Supervisors directed County staff to take the actions necessary to comply with the Court's writ and CEQA.

1. PROCEDURAL REQUIREMENTS UNDER CEQA

Some comments on the Additional Analysis asserted that the document did not meet CEQA's "minimum standards" for an EIR. The Board of Supervisors does not concur and finds that the Final Additional Analysis more than complies with the Court's decision and writ, as well as CEQA and the CEQA Guidelines. When a public agency prepares an EIR, CEQA requires certain procedures to be followed, including:

- (a) Submission of a Notice of Preparation to responsible agencies, the State Clearinghouse and others in order to solicit comments on the scope of the Draft EIR (CEQA Guidelines §15082);
- (b) Filing of the Draft EIR and a Notice of Completion for the Draft EIR with the Office of Planning and Research (CEQA Guidelines §§15085, 15205);
- (c) Publishing of a Notice of Availability of the Draft EIR (Public Resources Code §21092; CEQA Guidelines §15087);
- (d) Provision for public review and comment on the Draft EIR for at least 45 days (Public Resources Code §21091(a); CEQA Guidelines §15105(a));

- (e) Evaluation of and responses to comments on the Draft EIR (CEQA Guidelines §15088); and
- (f) Although not required, public hearings may be held. (CEQA Guidelines §15202).

In preparing both the Draft and Final Additional Analysis, the Board of Supervisors finds that the County complied with the procedural requirements identified above. For example, on November 13, 2000, the County prepared and submitted to responsible agencies and others the Notice of Preparation of the Additional Analysis to the prior Newhall Ranch Final EIR. (See, Draft Additional Analysis, Appendix 1.0(c).) The County received and considered numerous comments on the Notice of Preparation. (See, Draft Additional Analysis, Appendix 1.0(d).) The County also provided the both the Draft and Final Additional Analysis to the Los Angeles County Significant Ecological Area Technical Advisory Committee ("SEATAC") for its review. SEATAC reviewed pertinent portions of both the Draft and Final Additional Analysis and provided comments. *Id.* The County considered SEATAC's comments on both the Draft and Final Additional Analysis, and, in some cases, changes were made to the analysis.

The County also published Notices of Availability of both the Draft and Revised Draft Additional Analysis and filed Notices of Completion with the state Office of Planning and Research. The Notices of Availability stated that both the Draft and Revised Draft Additional Analysis had been completed to address the issues specified in the Court's decision and writ, along with the significant new information relating to water supplies, spineflower and other sensitive plant species, and that a complete copy of the documents, along with the partially certified Newhall Ranch Final EIR, were available for public review at the County's Department of Regional Planning, and at numerous libraries in Los Angeles County and Ventura County. *Id.*

The Notices of Availability also stated that the County would accept public comments on both the Draft and Revised Draft Additional Analysis for a 60-day period, respectively, which exceeds the 45-day period required by CEQA. *Id.* In fact, as to the Draft Additional Analysis, the Commission extended the public review and comment period for that document to 130 days, nearly three times the 45 days required under CEQA. The Commission received and evaluated all comments on the Draft Additional Analysis and the written responses to those comments. Finally, although not required under CEQA, the County held multiple hearings before the Los Angeles County Regional Planning Commission (June 16, 2001 [field trip], June 20, 2001; July 16, 2001; August 27, 2001 and October 24, 2001).

As to the Revised Draft Additional Analysis, the Board of Supervisors extended the public review and comment period for that document to 70 days. The Board of Supervisors closed the written public comment period as of February 4, 2003, directed County staff to prepare written responses to the public comments, and further directed that staff provide to the Board the Final Additional Analysis, including public comments and responses to comments, prior to the March 25, 2003 public hearing.

The Final Additional Analysis, Volumes III and IV, was circulated for public review at least ten days prior to the Board of Supervisors' March 25, 2003 public hearing. On March 25, 2003, the Board of Supervisors held a noticed public hearing to consider the Newhall Ranch environmental documentation and project approvals. At that hearing, the Board of Supervisors

took public testimony regarding the Newhall Ranch environmental impact statement. After the completion of the public testimony, the Board closed the public hearing, instructed staff to prepare the proposed final environmental documentation, proposed regulations, ordinance, findings and conditions for the Newhall Ranch project approvals, along with the additional revisions noted in the Board's motions. In this regard, County staff was also directed to prepare final written responses to the written and oral comments received up to and including the March 25, 2003 public hearing for the Board's consideration. The Board then continued the matter to its May 27, 2003, public meeting for further consideration and possible action. Finally, the County circulated the Final Additional Analysis, Volumes VI and VII, for public review at least ten days prior to the May 27, 2003 public meeting.

2. SUBSTANTIVE REQUIREMENTS UNDER CEQA

The Final Additional Analysis also meets the substantive "content" requirements for an EIR under CEQA. CEQA requires that an EIR contain certain elements, "but the format of the document may be varied." CEQA Guidelines §15120(a). CEQA envisions that EIRs can be varied and tailored to different situations. *See, e.g.,* CEQA Guidelines §15160 ("These variations are not exclusive. Lead agencies may use other variations consistent with the guidelines to meet the needs of other circumstances.").

CEQA also does not mandate that a public agency prepare a document called an "EIR." The primary concern under CEQA is that the document comply with the content requirements for an EIR. For example, an EIR may be prepared as part of a "project report," as long as the project report contains "one separate and distinguishable section providing either analysis of all the subjects required in an EIR or as a minimum, a table showing where each of the subjects is discussed." CEQA Guidelines §15120(b). Likewise, a General Plan can serve the purpose of an EIR without being called an EIR as long as "[t]he general plan addresses all the points required to be in an EIR[.]" *See*, CEQA Guidelines §15166. Therefore, a document need not be entitled "EIR" to comply with CEQA, as long as it contains the required elements.

In general, CEQA requires that an EIR include: (i) a table of contents or index (CEQA Guidelines §15122); (ii) a summary (CEQA Guidelines §15123); (iii) a project description (CEQA Guidelines §15124); (iv) a discussion of environmental setting (CEQA Guidelines §15125); (v) a discussion of environmental impacts (CEQA Guidelines §§15126, 15126.2); (vi) a discussion of mitigation measures (CEQA Guidelines §15126.4); and (vii) a discussion of alternatives (CEQA Guidelines §15126.6). The Final Additional Analysis contains all of these required elements.

For example, the Final Additional Analysis contains a detailed table of contents and an executive summary. The Final Additional Analysis also contains a project description. The project description is appropriately limited in length, but only because the partially certified Newhall Ranch Final EIR contains an exhaustive 39-page project description, which is still accurate and applicable. The Final Additional Analysis contains a detailed existing conditions analysis for each issue where such an analysis is appropriate. Likewise, the Final Additional Analysis contains impact analyses where appropriate. The Final Additional Analysis provides a discussion of mitigation measures for each potentially significant environmental impact and, as discussed below, additional alternatives were assessed in response to the discovery of

spineflower and other sensitive plant species on the Newhall Ranch property. The Board of Supervisors also has been presented with revised Mitigation Monitoring Plans for both the Specific Plan and WRP.

The Final Additional Analysis discusses project alternatives, where appropriate, for the WRP site and for impacts to the spineflower and other sensitive plants on Newhall Ranch. It bears mentioning that the prior Newhall Ranch Final EIR contained a thorough and detailed 115-page alternatives discussion, assessing the merits of six different on-site project alternatives, and numerous off-site alternatives (three in detail), in the context of each category of environmental impacts addressed in the document (*see*, Newhall Ranch Final EIR, Section 8.0); and the prior alternatives analysis remains valid and certified (except with respect to the WRP), despite challenges to the adequacy of that analysis in the Newhall Ranch litigation.

Finally, the County and Board of Supervisors received the Newhall Ranch amended Revised Additional Analysis (May 2003), Volume VIII, which was compiled to bring together in one volume all final revised text, figures and tables from the prior Draft Additional Analysis and Revised Draft Additional Analysis. By doing so, the Final Additional Analysis (as defined above) now contains one final volume containing all revised text, figures and tables, which will be used as a regulatory tool throughout implementation of the Specific Plan.

Based on the above analysis, the Board of Supervisors finds that the County followed the Court's direction, as set forth in the Court's decision and writ. In the process, the Board of Supervisors finds that the County met and exceeded the procedural and substantive requirements under CEQA for the preparation and public circulation and review of environmental documents.

The Board of Supervisors also considered several other issues, including those raised at public hearings, in staff reports and in public comments. Some of the other major issues, included but were not limited to: (a) the scope of the Additional Analysis; (b) recirculation of the Additional Analysis; (c) consistency of the Specific Plan to the Draft General Plan Update; (d) perchlorate issues; (e) cumulative water demand analysis; (f) actions taken to ensure consistency with General Plan policies regarding protection of natural resources in Significant Ecological Areas ("SEAs"); (g) floodplain impacts; (h) use of confidentiality agreements and disclosure of information regarding spineflower; (i) adequacy of recent spineflower/plant surveys; and (j) other issues addressed in the Newhall Ranch record of proceedings. These issues were reviewed and considered by the Board of Supervisors prior to making a decision with respect to the proposed Specific Plan. These other issues are summarized further below.

B. SCOPE OF DRAFT ADDITIONAL ANALYSIS

The Board of Supervisors has considered the claim that comments on both the Draft and Revised Draft Additional Analysis cannot be limited to the issues addressed in those documents. The Board finds that the prior Newhall Ranch litigation resulted in a Court decision and writ ordering the County to, among other things, conduct an "additional analysis" under CEQA in order to further address the issues specified in the Court's writ. Consistent with the Court's decision and writ, the Board approved a resolution instructing County staff to prepare "an additional environmental analysis" addressing each of the issues specified in the Court's decision and writ. In addition, in response to County staff's direction, the applicant was required to revise

and recirculate the Draft Additional Analysis to address significant new information regarding the applicant's acquisition of additional water supplies, and to assess the discovery of additional spineflower and other plant species on the Newhall Ranch property. Based on the information presented in the Final Additional Analysis, the Board finds that the Final Additional Analysis complies with the Court's decision, writ and CEQA.

In addition, the Board of Supervisors believes that it is appropriate to focus its review of the Final Additional Analysis on the issues that the Court found required further analysis, and on the issues that the County deemed to constitute significant new information (water supplies, spineflower and other plant species). The Board also believes that its review is not a *de novo* consideration of Newhall Ranch in its entirety, with the prior environmental documentation and discretionary determinations set aside in their entirety. The Board finds that the Court's decision and writ were intended to bring focus on certain specified issues that were addressed in the Final Additional Analysis and that the Board is not legally required to consider claims, which exceed the scope of that document, except, of course, for significant new information required to be addressed under CEQA, and which was addressed with respect to the new water supplies and the discovery of additional spineflower and other plant species on the Newhall Ranch property.

C. RECIRCULATION OF DRAFT ADDITIONAL ANALYSIS

The Board of Supervisors has considered claims that the Draft Additional Analysis is inadequate for not considering "significant new information" since the Court ruled on the adequacy of the Newhall Ranch Final EIR, and that the Draft Additional Analysis must be revised and recirculated to address that new information. These claims focused primarily on sensitive animal and plant species, including: (a) the arroyo toad; (b) the California red-legged frog; (c) the San Fernando Valley spineflower; (d) the Southern steelhead; and (e) the designation of critical habitat for species.

As to the spineflower, the County directed the applicant to conduct new sensitive plant surveys on all developable portions of Newhall Ranch, beginning in May 2002. The survey data was then required to be assessed in the Revised Draft Additional Analysis. (See, Revised Draft Additional Analysis, Section 2.6, Spineflower and Other Sensitive Plant Species.) In addition, the County directed the applicant to completely revise its water resources analysis, based on new information concerning the applicant's acquisition of additional water supplies for the Newhall Ranch Specific Plan. (See, Revised Draft Additional Analysis, Section 2.5, Water Resources.) The County's Revised Draft Additional Analysis was then circulated for additional public review and comment for a 70-day period.

As to the other referenced sensitive species, and critical habitat designations, the Board of Supervisors finds that the Final Additional Analysis, and the partially certified Final EIR, adequately assesses these other sensitive species at the program level. Therefore, the Board finds that no significant new information regarding these species has been presented in comments or otherwise, which requires further circulation or recirculation.

Finally, in response to the Revised Draft Additional Analysis, certain comments claimed that the detection of perchlorate in the Alluvial aquifer constituted significant new information requiring recirculation of the Draft Additional Analysis. The Board does not concur with these

claims for the reasons articulated in the Newhall Ranch Final Additional Analysis, (March 2003), Volume III, **Topical Response 11: Update Regarding the Status of Perchlorate and Related Issues**, and the Final Additional Analysis (October 2001), Volume I, **Topical Response 5: Perchlorate Issues**.

D. CONSISTENCY OF THE SPECIFIC PLAN WITH DRAFT GENERAL PLAN UPDATE

The Board of Supervisors has considered the claim that the Final Additional Analysis is inadequate because it does not demonstrate the Specific Plan's consistency with Los Angeles County's draft General Plan Update, including proposed changes to SEA policies and boundaries. The Board finds that the draft General Plan Update is not yet complete, and will be subject to further public comment, public hearings, public workshops, modification and revision. In addition, final action on the proposed General Plan Update is not anticipated to occur for approximately a year; and, there is no timeline or deadline associated with completion of the General Plan Update because final action is dependent upon public hearings before the Regional Planning Commission and Board of Supervisors.

CEQA does not require that a project be compared to, or found consistent with, draft plans. Until the draft General Plan Update is approved and adopted, there is no basis for determining the document's final objectives, policies and guidelines. The completion date for the General Plan Update is uncertain and, until the document is final, it will continue to undergo review and revision. Based on these considerations, the Board of Supervisors finds that a comparison of the Specific Plan with the Draft General Plan Update would be speculative, and the results of such a comparison would be unreliable; and, therefore, such a comparison is not needed or required.

E. PERCHLORATE ISSUES

The Board of Supervisors has considered all of the claims raised concerning the presence of ammonium perchlorate ("perchlorate") in the Santa Clarita Valley groundwater supplies in the vicinity of the former Whittaker-Bermite facility, which is located over three miles east of the Specific Plan site. For example, it has been asserted that, due to the detection of perchlorate, all action on the Newhall Ranch Specific Plan should be ceased until the perchlorate is removed. It has also been asserted that the Aquifer Storage and Recovery ("ASR") program in the Saugus aquifer will "spread" the perchlorate to other areas of the aquifer, that the Newhall Ranch Specific Plan "depends" on the Saugus aquifer for both "storage" and as a "primary water supply," and that current methods for the treatment of perchlorate at well sites are both expensive and may spread the perchlorate throughout the Saugus aquifer. It has been further asserted that the detection of perchlorate in the groundwater supplies has reduced the production of groundwater to a point where the water agencies have "overstated" those supplies. In addition, it has been asserted that the extent and significance of the perchlorate was not known during the County's review of the Newhall Ranch Final EIR. Based on the information presented in the Final Additional Analysis, the Board of Supervisors does not concur with these and other claims.

The detection of perchlorate was known and disclosed in public records and other documents during the prior Newhall Ranch proceedings. For example, both the CLWA Integrated Water Resources Plan ("IWRP"), dated February 1998, and the 1998 Santa Clarita

Valley Water Report disclosed that perchlorate was detected in certain municipal supply wells in the Saugus aquifer. In addition, the Final Additional Analysis, Section 2.5, Water Resources, includes a thorough discussion of the water quality in both the Alluvial aquifer and the Saugus aquifer, addressing such perchlorate issues as the monitoring, sampling and testing of numerous municipal-supply wells in the aquifers, primary health concerns, applicable legal standards, the source of the perchlorate and the laboratory testing that has occurred in the municipal-supply wells.

The Final Additional Analysis also summarizes the state of the perchlorate treatment technology and other important issues relating to perchlorate. The Final Additional Analysis includes the results of the groundwater modeling analysis performed to assess the potential impacts of the Saugus Groundwater Banking/ASR program on water quality in both the Alluvial and Saugus aquifers, including perchlorate, and concludes that the Saugus Groundwater Banking/ASR Program would not cause spreading of perchlorate in the Santa Clarita Valley under the groundwater pumping program described in the Urban Water Management Plan. The Final Additional Analysis also establishes that treatment options for the removal of perchlorate are available and proven to be feasible.

In addition, evidence presented during the separate California Public Utilities Commission ("CPUC") proceedings involving Valencia Water Company's application for approval of its updated Water Management Program ("WMP") establishes that it is reasonable for the Valley to rely on the Saugus aquifer as an available source of supply at the levels presented in the WMP. Furthermore, although opponents to the WMP have presented evidence in support of their position, there is considerable expert evidence demonstrating the adequacy of Saugus water supplies. Expert evidence also supports the feasibility of continued use and availability of Saugus water supplies while perchlorate clean-up proceeds.

The Final Additional Analysis contains updated information concerning perchlorate, including the discovery of perchlorate in an Alluvial municipal supply well near the former Whittaker-Bermite facility and its impacts on the region's groundwater supplies. This updated information is presented in the Final Additional Analysis (March 2003), Volume III, in **Topical Response 11: Update Regarding the Status of Perchlorate and Related Issues**. The Board of Supervisors has reviewed and considered all such information.

Based on the information presented in the Final Additional Analysis, as well as information provided by the water purveyors in various technical studies, reports and other data, which is contained in the Newhall Ranch record of proceedings, the Board of Supervisors finds that the issue of perchlorate was adequately disclosed and addressed during review of the prior Newhall Ranch Final EIR and the Final Additional Analysis. Substantial evidence supports the conclusion that Saugus water supplies are not a "primary" source of Specific Plan water, that the ASR alternative will not spread the perchlorate and that the use of aquifer water supplies is feasible while clean-up proceeds. Based on information provided by the water agencies, the Board also finds that treatment technologies are readily available and proven to remediate perchlorate from the water supplies. In reaching its findings, the Board also considered the fact that these perchlorate issues were previously raised and addressed by the California Public Utilities Commission in separate proceedings involving Valencia Water Company's Water Management Plan, and by the Kern County Superior Court in connection with litigation

challenging the adequacy of the 2000 *Urban Water Management Plan* prepared by the Santa Clarita Valley water purveyors. Therefore, the Board finds there is no basis for ceasing action on the Newhall Ranch Specific Plan until the perchlorate remediation process is completed.

F. CUMULATIVE WATER DEMAND ANALYSIS

The Board of Supervisors has considered the claim that the cumulative water demand analysis presented in the Final Additional Analysis is inadequate because it relied on the projected figures for future water demand in the Santa Clarita Valley contained in the Castaic Lake Water Agency Urban Water Management Plan. It is suggested that the methodology used to quantify future demand in the Urban Water Management Plan underestimates the future need for potable water supplies. The suggestion relies on the household projections made by the Southern California Association of Governments ("SCAG") in its 1998 Regional Transportation Plan (RTP). Those projections show a greater number of households within the Santa Clarita Valley than does the 2000 Urban Water Management Plan for the year 2020.

The Board of Supervisors does not concur with the claim that the County's cumulative water demand analysis is inadequate. The Final Additional Analysis does not utilize population projections prepared by SCAG; however, as explained in the Final Additional Analysis, this is not a violation of CEQA or state law. Los Angeles County independently reviewed the information presented in the Urban Water Management Plan and determined it appropriate for use in the Final Additional Analysis as the best and most accurate information available.

In addition, the Revised Final Additional Analysis, Section 2.5, makes clear that the cumulative water demand data presented in the document is provided for informational purposes only. The cumulative demand data is not required by CEQA because the applicant has secured sufficient water sources to serve the Specific Plan through buildout. Those water sources, which are independent of the water sources provided by Castaic Lake Water Agency (*i.e.*, regional/cumulative CLWA/SWP supplies), include either: (i) water already being used by the applicant on an annual basis (*i.e.*, agricultural groundwater); or (ii) "new" water purchased by the applicant for the purpose of serving the water needs of the Specific Plan (*i.e.*, Nickel Water, Newhall/SWP Water, *etc.*). The use of those available supplies does not result in the consumption of the regional/cumulative water supplies of the Santa Clarita Valley. With regard to the former, the supplies are already in use on an annual basis, resulting in no change in regional/cumulative water supplies. As to the "new" supplies identified above, they would not exist but for implementation of the Specific Plan. In such circumstances (*i.e.*, where the impacts will not result, in part, from the project being evaluated in the EIR), an EIR is not required to discuss the cumulative impacts. *See*, CEQA Guidelines §15130(a)(1).

In addition, SCAG's population projections for the Santa Clarita Valley were taken into consideration during preparation of the Urban Water Management Plan and the Final Additional Analysis. The Urban Water Management Plan examined existing land use data, new housing construction information and population data that were compiled from the agency service area. This information was compared to historic trends such as new water service connections and customer water usage information to determine the reasonableness of the projections. At the time the Urban Water Management Plan was prepared, Castaic Lake Water Agency found the SCAG projections to be high when compared with the historic growth rate of new connections

within its service area for comparable time periods. For the period up to 2020, SCAG projected an increase in occupied households in the Castaic Lake Water Agency service area of 170 and 240 percent over historical trends, respectively. Consequently, Castaic Lake Water Agency opted to prepare the Urban Water Management Plan using the projections that resulted from its own research, which Castaic Lake Water Agency viewed as more reliable and more realistic than the SCAG projections.

As explained in the Final Additional Analysis, SCAG appears to have acknowledged that the population projections used in its 1998 RTP were too high. In its 2001 RTP, SCAG substantially revised downward its year 2020 population projection for the Santa Clarita Valley compared to its 1998 RTP projection. SCAG's 2001 projection is less than the projection used in the Urban Water Management Plan. Therefore, the Urban Water Management Plan 2020 water demand is actually the more conservative projection of 2020 demand.

Nonetheless, in response to comments on the Final Additional Analysis, the County performed an additional cumulative water demand analysis using the household projections contained in SCAG's 2001 RTP for the year 2020. (See, Final Additional Analysis (October 2001), Volume I, **Topical Response 6**.) Based on that analysis, no significant project specific or cumulative water supply impacts would occur even using the SCAG projections, and a surplus of water is still anticipated with buildout of the Santa Clarita Valley, including the Newhall Ranch Specific Plan. In reaching its findings, the Board of Supervisors also took into account the recent Kern County Superior Court ruling and decision validating the Urban Water Management Plan, despite similar claims challenging the cumulative water demand analysis found in that plan. For these and other reasons, the Board of Supervisors finds that the County's analysis of cumulative water demand in the Santa Clarita Valley is adequate.

G. ACTIONS TAKEN TO ENSURE CONSISTENCY WITH GENERAL PLAN POLICIES REGARDING THE PROTECTION OF NATURAL RESOURCES IN SIGNIFICANT ECOLOGICAL AREAS

The Board of Supervisors has considered the claim that the County has failed to comply with the Court's writ regarding the Specific Plan's consistency with General Plan policies requiring the protection of natural resources in Significant Ecological Areas ("SEAs"). The Board does not concur with this claim. In its writ, the Court directed the County to "take action to ensure that the Newhall Ranch Specific Plan is consistent with the General Plan policies of Los Angeles County requiring protection of natural resources in SEAs as those standards apply to SEA 23[.]" (See, Court's writ, Draft Additional Analysis **Appendix 1.0(a)**, p. 5.) In response to the Court's writ, the County has taken actions to ensure consistency with General Plan SEA policies, including, but not limited to:

- (1) The County has undertaken further analysis of the impacts to land within existing SEA 23, and has determined that 28 acres of SEA 23 sensitive habitat will be impacted by development, rather than 103 acres, as was believed to be the case during preparation and approval of the prior Newhall Ranch Final EIR and during the prior Newhall Ranch litigation challenging that EIR.

- (2) The Board of Supervisors is adopting the On-Site Location Alternative (Reduced Habitat Impacts) for the Newhall Ranch Water Reclamation Plant site. As a result, the amount of SEA 23 sensitive habitat impacted by development will be further reduced to approximately 22.5 acres.
- (3) The Board of Supervisors is requiring that the proposed Potrero Bridge be extended by an additional two spans for a total length of 1,500 feet to further minimize intrusion into the floodplain in conjunction with the future bridge design, subject to the approval of the Department of Public Works. This change would move the northern bridge abutment, and the corresponding bank stabilization further out of the river corridor areas. Removing the bridge abutment would result in a reduction in water velocities in the river during major storm events, thus reducing potential impacts to sensitive riparian biological resources in the Santa Clara River.
- (4) The County has further analyzed the buffer areas proposed between development and existing SEA 23 resources. As demonstrated in the Final Additional Analysis, the width of the riparian habitat corridor varies from a minimum of 300 feet to 2,205 feet (0.4 miles) at its widest point. The total buffer area (478 acres) varies in width from a minimum of 135 feet to more than 800 feet, and is three-quarters the size of the riparian habitat area itself. The average buffer width is approximately 400 feet. As can be seen, the buffer widths are greatest where the existing riparian habitat corridor is the narrowest; in some cases two to three times greater. Also, the amount of habitat for the endangered unarmored threespine stickleback fish will be increased as existing farm fields are converted to river bottom as proposed by the Specific Plan in order to allow the passage of the County's Capital Storm event.
- (5) After extensive public comment and response to comment, County staff has recommended that additional refinements be made to the Specific Plan as it pertains to the existing SEA 23. These additional refinements were recommended by County staff to further minimize impacts to sensitive resources, and to further enhance the Specific Plan's compatibility with existing SEA 23 sensitive biological resources. These additional refinements are reflected in both the revised Specific Plan (May 2003) and the Newhall Ranch Final Additional Analysis (May 2003), Volume VI. See, FAA, revised Section 2.4, SEA General Plan Consistency.

As discussed in the Board of Supervisors' Conditional Use Permit ("CUP") findings, adopted concurrently with these additional CEQA findings, the Board of Supervisors finds that the net effect of the County's recommended additional refinements would be to *increase* the total size of the existing SEA 23 from that originally proposed in the Newhall Ranch DAA (including an increase in the amount of sensitive habitat remaining in the existing SEA 23), and to *decrease* the total amount of acreage available for development within the existing SEA 23. As discussed in the Board's CUP findings, the increase in the size of SEA 23 would be accomplished by additional refinements in two areas: (1) the number of

acres proposed by the DAA to be redesignated from the existing SEA 23 boundary for development would be minimized to one acre; and (2) the number of acres proposed by the DAA to be redesignated from the existing SEA 23 boundaries to other Specific Plan designations (*i.e.*, Open Area or SEA 20/High Country SMA) would be decreased, so that much of the sensitive acreage would *remain* within the existing SEA 23 boundary.

As explained at length in the Final Additional Analysis (May 2003), Volume VI, the Board of Supervisors believes that the above actions are adequate to ensure that the Specific Plan is consistent with the General Plan's policies regarding the protection of natural resources within SEA 23, including compatibility with the SEA design compatibility criteria. Other actions pertinent to this issue are addressed in the Board of Supervisors' CUP (No. 98-087-(5)), Findings and Conditions of Approval, and the Mitigation Monitoring Plans for the Specific Plan and WRP.

H. FLOODPLAIN IMPACTS

The Board of Supervisors has considered the claim that the Final Additional Analysis fails to adequately address the issue of loss of portions of the 100-year floodplain due to implementation of the Newhall Ranch Specific Plan. The Board does not concur with this claim. Instead, the Board concurs with the assessment of this issue, as stated in the Final Additional Analysis.

In response to comments regarding this issue, the County provided a figure depicting the Specific Plan development proposed within the 100-year floodplain. As depicted on that figure, of the 141 acres of 100-year floodplain to be impacted by Specific Plan development, the bulk of the impacted floodplain acreage (approximately 121 acres) consists of agricultural lands and other disturbed habitat.

The issue before the Board of Supervisors is whether or not the development proposed within the 100-year floodplain is consistent with the General Plan's SEA protection policies, including the General Plan's SEA design compatibility criteria. The Final Additional Analysis demonstrates that the Specific Plan is consistent with those policies and criteria based on the fact that, among other things, a sufficient amount of SEA 23 sensitive habitat will be set aside and the majority of the SEA 23 lands impacted are non-sensitive and disturbed. Likewise, for the 100-year floodplain, a great majority of the land within the 100-year floodplain impacted by development is currently disturbed by agricultural and other uses. The Board of Supervisors finds that the General Plan policies requiring the protection of sensitive natural resources do not apply to such disturbed land, whether they are in the 100-year floodplain or not. Consequently, the Board finds that the proposed development within the 100-year floodplain is compatible with General Plan policies requiring the protection of sensitive natural resources within existing SEA 23.

I. STAFF REPORT ISSUES

The Board of Supervisors considered the issues presented in all of the County's staff reports. The Board finds that those issues have been adequately addressed in the staff reports, Final Additional Analysis and the Newhall Ranch record of proceedings.

J. CONFIDENTIALITY AGREEMENTS AND THE DISCLOSURE OF SPINEFLOWER INFORMATION

Numerous comments have been received suggesting that, among other claims, confidentiality agreements signed by the consultants retained by the applicant have precluded the full disclosure of studies, reports and other environmental-related information in connection with the environmental review process for the Newhall Ranch Specific Plan and Water Reclamation Plant. In response to such claims, the Board of Supervisors directed County staff to conduct an investigation regarding the County's CEQA review process and the preparation of the biological resources reports for Newhall Ranch. The investigation included an assessment of whether the use of confidentiality agreements by the applicant, Newhall, has resulted in the withholding of information necessary to review the potential environmental impacts of the Newhall Ranch Specific Plan and related actions on the spineflower and other sensitive species. The position of County staff, as described below, was included in a staff report from the Department of Regional Planning to the County's Board of Supervisors, dated January 13, 2003 (a copy of which is provided in **Appendix AD** to this Final Additional Analysis).

Based on the findings in that staff report, and for the reasons discussed in the Final Additional Analysis, **Topical Response 7: The Use of Confidentiality Agreements and Disclosure of Information Regarding Spineflower**, and **Topical Response 9: Spineflower Surveys and the County's Existing EIR Procedures**, the Board of Supervisors has concluded that the existence of confidentiality provisions has not prevented the County from completing an appropriate and thorough environmental review regarding the spineflower and other sensitive plant species as they relate to the Newhall Ranch Specific Plan and Water Reclamation Plant. Nevertheless, the Board of Supervisors concurs with County staff in imposing additional conditions on the applicant relating to the use of confidentiality agreements and other related issues. Those conditions are summarized in the Final Additional Analysis, **Topical Response 7: The Use of Confidentiality Agreements and Disclosure of Information Regarding Spineflower**.

In addition, as a result of the Board of Supervisors' March 25, 2003 public hearing, the Board adopted additional protective measures relating to the spineflower and other project requirements to help ensure that the County has conducted a thorough and independent environmental review of the Specific Plan and Water Reclamation Plant. The Board finds that these additional Board-imposed conditions, in conjunction with the extensive spineflower mitigation program contained in the Final Additional Analysis, and the additional mitigation imposed through the Newhall/California Department of Fish and Game ("CDFG") Compromise Agreement and Conservation Easement are sufficient to ensure the protection and continued survival of the spineflower and other sensitive plant species on Newhall Ranch.

K. ADEQUACY OF RECENT SPINEFLOWER SURVEYS

Comments have questioned the accuracy of the San Fernando Valley spineflower surveys conducted by biologists/botanists on the Newhall Ranch site, and have requested that the County require all new surveys on Newhall Ranch by "independent" biologists/botanists. Other comments have included a "chronology" regarding the spineflower, as it relates to the Newhall Ranch site. Based on the results of the County's own investigation, which was directed by the Board of Supervisors, the Board finds that the spineflower surveys conducted on Newhall Ranch are accurate and complete and no new or additional surveys are needed or required at this time; however, further surveys will be required during the subsequent Newhall Ranch subdivision map entitlement application process.

In the meantime, with the exception of the Water Reclamation Plant, the Newhall Ranch project approvals at this stage do not allow actual construction of any component of the Newhall Ranch Specific Plan. The applicant must still file applications for tentative tract maps prior to issuance of any building permits, which would enable actual construction of the Newhall Ranch Specific Plan. These project-specific subdivision map entitlement applications will also require additional tiered EIRs in connection with the CEQA public review and reporting requirements.

For further information considered by the Board of Supervisors, please refer to the Final Additional Analysis, Section 2.6; the Appendices to Section 2.6; **Topical Response 9: Spineflower Surveys** and the County's Existing EIR Procedures; and other documents contained in the Newhall Ranch record of proceedings.

L. SPINEFLOWER MITIGATION PROGRAM AND ADDITIONAL MITIGATION THROUGH THE NEWHALL/CDFG COMPROMISE AGREEMENT AND CONSERVATION EASEMENT

Comments have suggested that the mitigation program for the spineflower needs to be more definitive and that the mitigation is "improperly" deferred under CEQA and the CEQA Guidelines. Other comments have claimed that the mitigation is "vague and unspecific," and, at times, "speculative." The Board of Supervisors does not concur with these comments, based on the information contained in the Final Additional Analysis, Section 2.6; the Appendices to Section 2.6; and the Newhall Ranch record of proceedings.

Since circulation of the Revised Draft Additional Analysis, including the spineflower mitigation program, Newhall, California Department of Fish and Game and the Los Angeles County District Attorney announced a final settlement of all outstanding issues, including those relating to the finding of spineflower on Newhall Ranch. The settlement resulted in the dedication by conservation easement of over 64 acres as a permanent spineflower preserve. The dedication area protects more land than spineflower actually occupies, and it includes both a management plan and an erosion control plan to be funded by Newhall. Newhall also agreed to improve California Department of Fish and Game access to Newhall Ranch and to biological surveys and reports. (See, "Civil Compromise Agreement," dated February 11, 2003.) A copy of this Agreement is provided in **Appendix AF** of this Final Additional Analysis. In addition, Newhall will be required to perform additional plant surveys as part of the subdivision map

process. Newhall also will be required to implement the spineflower mitigation program outlined above, in connection with the Specific Plan, if approved.

The Board of Supervisors finds that the Conservation Easement provides for further mitigation for impacts to the spineflower by securing, in perpetuity, portions of the Newhall Ranch property "to protect the spineflower and its habitat, and to create, within the Conservation Easement, buffer areas surrounding spineflower populations" on the subject property. (See, Conservation Easement Deed, dated February 12, 2003, p. 2.) A copy of this easement is provided in **Appendix AG** of this Final Additional Analysis.

M. STATE WATER PROJECT (SWP) ENTITLEMENTS AND RELIABILITY OF SUCH ENTITLEMENTS

For information regarding imported State Water Project (SWP) water supplies and delivery of such supplies, the Board has considered Revised Draft Additional Analysis, Section 2.5, pp. 2.5-81 - 2.5-85.

For information regarding Castaic Lake Water Agency's (CLWA) SWP Table A entitlement and deliveries, the Board has considered Revised Draft Additional Analysis, Section 2.5, pp. 2.5-86 - 2.5-96.

For information regarding the reliability of CLWA's SWP entitlement, the Board has considered Revised Draft Additional Analysis, pages 2.5-96 to 2.5-103.

Based on a review of the public comments and responses to those comments, the Board of Supervisors acknowledges the referenced appellate court decisions, among others, *Planning & Conservation League v. Department of Water Resources* (2000) 83 Cal.App.4th 892 (and, particularly, page 908, footnote 5, where the court noted the difference between contractual water entitlements and the amount of water actually delivered by the SWP); and *Friends of the Santa Clara River v. Castaic Lake Water Agency* (2002) 95 Cal.App.4th 1373 (and, particularly, page 1376, where the court notes that DWR, which manages the SWP, has historically delivered less water than the contractual entitlements to the 29 SWP contracting agencies or "contractors").

In addition, the Board of Supervisors has reviewed **Comment Letter 102** submitted by CLWA, dated January 17, 2003, which is part of the "comments and responses" portion of the Final Additional Analysis. In that letter, CLWA acknowledged, as did the Revised Draft Additional Analysis, pp. 2.5-85, 2.5-96, that CLWA's current SWP Table A entitlement of 95,200 acre-feet per year (AFY) is an annual *contractual* entitlement, based on a water supply contract entered into between DWR and CLWA. All water supply contracts between DWR and the SWP contracting agencies, including CLWA's, provide that in a year when DWR is unable to *actually deliver* the full amount of contractor requests, deliveries to contractors will be *reduced*, so that total deliveries equal total available supply for that year.

CLWA's letter further acknowledged, as did the Revised Draft Additional Analysis, pp. 2.5-96-97, that the reliability of CLWA's current SWP Table A contractual entitlement (95,200 AFY) is affected by a number of factors, including hydrologic conditions, the status of SWP facilities' construction, environmental requirements and evolving policies for the Sacramento-San Joaquin Delta (Delta), where the water supplied by the SWP originates. Because of these

factors, *actual* SWP supplies and deliveries are subject to reduction. These reductions can occur in average and dry years, and, particularly, during drought periods. In summary, the CLWA letter discloses that:

"The State Water Project (SWP) supply referred to in the Draft Additional Analysis is a contract right of CLWA. . . .

DWR makes its annual SWP entitlement water allocation based on each year's hydrology and SWP system storage. In any given year, the water allocation is based on a *percentage* of each contractor's total SWP Table A entitlement. Thus, CLWA's current total SWP Table A entitlement of 95,200 acre-feet (af) is *not necessarily wholly available each and every year, but a varying percentage of that amount is available each year*. As CLWA's SWP Table A entitlement may be increased through time (as additional SWP Table A entitlement is purchased and added to its contract), DWR will make allocations on the basis of that new total." (*Emphasis added.*) (CLWA letter, dated January 17, 2003, p. 1.)

In summary, the Board notes that neither CLWA nor the Revised Draft Additional Analysis rely on CLWA's total contractual Table A entitlement of 95,200 AFY for planning purposes (*i.e.*, 100 percent of the contractual entitlement). Instead, projected supplies/deliveries of CLWA Table A entitlement are based on a varying percentage of that amount each year. CLWA's current total SWP Table A contractual entitlement (95,200 AFY) is not necessarily available each year because, as stated, several factors affect and reduce actual deliveries (*i.e.*, hydrologic conditions, SWP system storage, SWP facilities' construction, environmental constraints, water availability and evolving policies for the Delta).

For a specific analysis of the variability in SWP supplies available to CLWA, the Board has considered Revised Draft Additional Analysis, Section 2.5, pp. 2.5-96 - 2.5-113, and, particularly, pp. 2.5-98-2.5-99 and Figure 2.5-19 and Table 2.5-15. In addition, the Board has considered the Revised Draft Additional Analysis' summary of water supplies and demand for Santa Clarita Valley. (RDAA, Section 2.5.4.10, pp. 2.5-114 - 2.5-120.) This discussion includes an analysis of the availability of imported water supplies, including SWP, to the Santa Clarita Valley. The planned imported SWP supplies are broken down by wet year, average/normal year, and dry year. The source for this information is the Santa Clarita Valley December 2000 Urban Water Management Plan (UWMP), which has been made part of the Newhall Ranch Draft Additional Analysis (see DAA, Appendix 2.5(a)).

The 2000 UWMP also includes a detailed analysis of the reliability of SWP supplies. According to the UWMP, the issues regarding the reliability of SWP supplies are described as "among the most complex in the resource planning process." The UWMP goes on to identify the opportunities and constraints associated with SWP supplies. (Please see DAA, Appendix 2.5(a) (UWMP, pp. 2-10 - 2-20, and Chapter 4, Reliability Planning, pp. 4-1 - 4-5).)

The Board also notes that the Revised Draft Additional Analysis includes important source documents relating to SWP supplies. For example, please refer to RDAA, Appendix 2.5(i), Volume II for a complete copy of the *2001 Santa Clarita Valley Water Report*, dated

April 2002, including its analysis of CLWA's SWP supplies and water supply reliability (pp. 16-21). In addition, the Board notes that the Revised Draft Additional Analysis, Appendix 2.5(m), Volume II, includes a complete copy of the draft *State Water Project Delivery Reliability Report*, August 2002, which was issued by DWR to assist the contractors of the SWP in the assessment of the adequacy of the SWP component of their overall water supplies. Information in this report is also useful in assessing SWP supply reliability, which is of key importance to local agencies, like the County, which has the responsibility to plan for future growth in the context of providing an available, adequate and affordable water supply for existing and projected needs.

N. WATER TRANSFER ISSUES

In comments to the Final Additional Analysis, there was general criticism regarding the applicant's acquisition of "private" water sources to meet demand of the Newhall Ranch Specific Plan. However, the Board of Supervisors finds that the topic of water transfers, in general, and the applicant's purchase of water from Nickel Family, LLC in Kern County ("Nickel Water") was thoroughly addressed in the Revised Draft Additional Analysis, Section 2.5, Water Resources, and in responses to comments contained in the Final Additional Analysis.

In this regard, the Board of Supervisors finds that water transfers are a permanent and necessary part of California's water picture. State law supports voluntary water transfers, and directs state agencies to encourage and facilitate voluntary transfers in a manner that protects existing water uses, including providing technical assistance to parties to implement water conservation measures that will make additional water available for transfers (*see, e.g.*, Water Code, Sections 109, 475 and 1810). In addition, County staff has previously considered reports relating to water transfers generally. Those reports include, among others: (a) *A Guide to Water Transfers*, SWRCB, July 1999, Draft; (b) *the Role of Water Transfers in Meeting California's Water Needs*, Legislative Analyst's Office, September 8, 1999; and (c) *Water Transfer Issues in California*, Final Report to the SWRCB, June 2002. Those reports are incorporated by reference as if set forth in full.

O. ADDITIONAL ARROYO TOAD ANALYSIS

Comments have stated that the proposed Newhall Ranch Specific Plan will not protect the natural resources of the Santa Clara River, focusing on the federally endangered arroyo toad (*Bufo californicus*). Other comments have claimed that implementation of the Specific Plan will "extirpate" the arroyo toad from the project area. Additional arroyo toad-related comments are presented in the Final Additional Analysis.

Based on a review of the environmental documents for the Specific Plan, including an assessment of the biology reports addressing the arroyo toad, and an assessment of published literature from the U.S. Fish and Wildlife Service (USFWS) and other independent sources, the Board of Supervisors does not concur with the referenced comments concerning the Specific Plan's impacts on the arroyo toad. In addition, as discussed in the Final Additional Analysis (May 2003), Volume VI, **Topical Response 12: Consideration of the Arroyo Toad in Prior Newhall Ranch Environmental Documents**, the Board finds that the information presented in the Newhall Ranch environmental documentation since 1999, adequately assesses the issues concerning the arroyo toad in relation to the Specific Plan site.

As discussed in **Topical Response 12: Consideration of the Arroyo Toad**, the County's biologist is of the opinion that an appropriate and thorough CEQA environmental review regarding the arroyo toad and other sensitive plant and animal species has been conducted for the Newhall Ranch Specific Plan and Water Reclamation Plant. That review is found in the Newhall Ranch Final EIR (March 1999), the Draft Additional Analysis (April 2001) and the Final Additional Analysis (October 2001 and March 2003). That review is also found in USFWS critical habitat designations, rulings and published biological opinions regarding the arroyo toad. Even though several USFWS protocol surveys for arroyo toad have been conducted on the Newhall Ranch Specific Plan site, no toads have been found. However, the surveys have determined that suitable habitat is present and, therefore, the County has strengthened the Newhall Ranch mitigation program as it relates to sensitive plant and animal species, including the arroyo toad, assuming toads may be found during subsequent surveys. On that basis, the Specific Plan will not significantly impact the arroyo toad with implementation of the extensive mitigation program required by the County in the EIR.

At the Board of Supervisors' hearing held March 25, 2003, members of the public raised questions regarding the location of the arroyo toad in relation to the Newhall Ranch Specific Plan site. In response to the concerns raised at the hearing, County staff directed that the applicant prepare a map, in consultation with both the County's biologist and personnel from U.S. Fish and Wildlife Service (USFWS). The map, reviewed by the County's biologist and USFWS, illustrates all known locations of the arroyo toad documented from approximately 1994 to the present, relative to the Newhall Ranch Specific Plan site. (A copy of the map entitled, *Arroyo Toad Sightings in the Vicinity of Newhall Ranch* is attached to the staff report to the Board.) The map illustrates that there have been few recorded sightings of the arroyo toad upstream of the project site, and no recorded sightings of the arroyo toad on the Santa Clara River, downstream of the Specific Plan site.

The map represents the best available data depicting current recorded arroyo toad locations relative to the Specific Plan site, and the evidence does not support the position that the arroyo toad is located westerly of the Specific Plan site on the Santa Clara River, or on the Specific Plan site itself.

P. SPECIFIC PLAN REVISIONS AND RELATED ENVIRONMENTAL EFFECTS

The Final Additional Analysis (May 2003), Volume VI, contains a topical response (**Topical Response 13**) summarizing the revisions made to the Newhall Ranch Specific Plan, and describing the effects of those revisions on the environment. These revisions were made in response to the Board of Supervisors' motions from the March 25, 2003 public hearing, and the additional public comments received prior to that hearing.

The Board of Supervisors has considered all of the revisions to the Newhall Ranch Specific Plan, and has determined that none of the revisions creates any new significant project or cumulative environmental impacts, nor do such revisions increase the severity of any project or cumulative impacts. To the contrary, as shown in **Topical Response 13**, the Board finds that, based on substantial evidence in the record, the revisions have reduced the magnitude of the

adverse environmental impacts created by the Newhall Ranch Specific Plan and Water Reclamation Plant.

Q. ISSUES RAISED IN PUBLIC COMMENTS AND RESPONSES

In reviewing public comments, and responses to those comments, the Board of Supervisors finds that the County has made a good-faith effort to respond to the environmental issues raised in connection with the Newhall Ranch Specific Plan and Water Reclamation Plant. The written responses to comments are considered an important part of the Final Additional Analysis. The Board further finds that the County has supported its written responses to public comments by presenting important appendix material and other documents, which are part of the Final Additional Analysis.

IV. FINDINGS REQUIRED BY CEQA

Pursuant to Section 21081 of the Public Resources Code and Section 15091 of the CEQA Guidelines, no public agency may approve or carry out a project where an EIR has been certified which identifies one or more significant effects on the environment that would occur if the project is approved or carried out, unless the public agency makes one or more findings for each of those significant effects, accompanied by a brief explanation of the rationale of each finding. The possible findings, which must be supported by substantial evidence in the record, are:

- (1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment (hereafter, "**Finding 1**").
- (2) Changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency (hereafter, "**Finding 2**").
- (3) Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the EIR (hereafter, "**Finding 3**").

For those significant effects that cannot be mitigated to below a level of significance, the public agency is required to find that specific overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects on the environment.

In accordance with the provisions of CEQA and the CEQA Guidelines, the Board of Supervisors adopts these findings as part of its certification of the Final Additional Analysis to the prior, partially certified Newhall Ranch Final EIR.

V. ORGANIZATION/FORMAT OF FINDINGS

These CEQA Findings are organized in the following manner:

Section 1 of these findings discusses the significant unavoidable environmental effects of the project that cannot be feasibly mitigated to a level of insignificance;

Section 2 discusses the potential environmental effects of the project, which have been mitigated to below a level of significance;

Section 3 contains findings regarding the Final Additional Analysis;

Section 4 discusses the significant cumulative impacts of the project;

Section 5 discusses alternatives to the project;

Section 6 discusses the feasibility of suggested mitigation measures raised in comments received on the Draft Additional Analysis;

Section 7 discusses the revised Mitigation Monitoring Plans for the Newhall Ranch Specific Plan and Water Reclamation Plant;

Section 8 discusses the Section 15091 and 15092 findings;

Section 9 discusses the Section 21082.1(c)(3) findings; and

Section 10 discusses the status of the Statement of Overriding Considerations.

The Board of Supervisors finds that the findings set forth in each section are supported by substantial evidence in the Final EIR, Final Additional Analysis and the Newhall Ranch record of proceedings.

SECTION 1

UNAVOIDABLE SIGNIFICANT EFFECTS WHICH CANNOT BE MITIGATED TO A LEVEL OF INSIGNIFICANCE

After considering the Final EIR, the Board of Supervisors previously determined that, although EIR mitigation measures and conditions of approval imposed on the project would provide substantial mitigation of identified significant environmental effects, some of those environmental effects could not be feasibly mitigated to a level of insignificance. Consequently, in accordance with Section 15093 of the CEQA Guidelines, the Board of Supervisors previously adopted a Statement of Overriding Considerations to substantiate the County's decision to accept those unavoidable significant effects when balanced against the significant benefits afforded by the Newhall Ranch Specific Plan and Water Reclamation Plant.

The Final Additional Analysis does not identify any unavoidable significant effects that were not identified and fully addressed in the partially certified Newhall Ranch Final EIR, and overridden by the Board in its previously adopted Statement of Overriding Considerations. Therefore, no additional discussion of unavoidable significant effects is required for the Newhall Ranch Specific Plan and Water Reclamation Plant.

SECTION 2

ENVIRONMENTAL EFFECTS WHICH HAVE BEEN MITIGATED TO BELOW A LEVEL OF SIGNIFICANCE

After considering the Final EIR, the Board of Supervisors previously determined that the Specific Plan and Water Reclamation Plant would potentially result in significant environmental effects which, after implementation of mitigation measures and conditions of approval imposed on the project, would be reduced to a level of insignificance. For a complete discussion of the Board's consideration of those effects, please refer to the Board's prior CEQA Findings, Section 2, pages 72 to 125.

In the Final Additional Analysis, the document identified potentially significant environmental effects caused by the Specific Plan with respect to spineflower and other sensitive plant species on the Newhall Ranch property, and the water supplies to be used for the Specific Plan site. As a result, the Board of Supervisors adopts the following additional findings with respect to biota resources and water resources. Except as specified below, the following findings are not intended to amend or supersede the Board of Supervisors' prior partially certified CEQA Findings. Rather, these findings supplement particular portions of those CEQA Findings due to the additional information presented in the Final Additional Analysis. As identified below, the Board of Supervisors also adopts new or revised mitigation measures in some instances.

2.1 BIOTA RESOURCES

2.1.1 POTENTIAL SIGNIFICANT EFFECTS. Specific Plan impacts to the spineflower and other sensitive plant species include (as previously stated in the partially certified Newhall Ranch Final EIR) potential loss of individual plants due to development, indirect impacts and cumulative impacts. These impacts are more thoroughly addressed in the Final Additional Analysis, Section 2.6. These potential impacts are considered significant, absent implementation of the identified mitigation measures. However, with mitigation in place, the impacts are reduced to below a level of significance.

2.1.2 FINDING. The Board of Supervisors adopts **CEQA Finding 1:** Changes or alterations have been required in, or incorporated into, the project, which mitigate or avoid the significant effects on the environment.

2.1.3 FACTS IN SUPPORT OF FINDING. The Final Additional Analysis, Section 2.6, includes a discussion of potential impacts to the spineflower, including a description of the plant species, its historical range, habitat requirements and its known location on the Specific Plan site. In addition, Section 2.6 identifies the applicable significance criteria that is used in assessing project impacts on the spineflower and other sensitive plant species, consistent with CEQA. The section includes an analysis of direct, indirect and cumulative impacts on the spineflower and

other sensitive plant species due to development of the Newhall Ranch Specific Plan and Water Reclamation Plant. While such an analysis is typically completed at the time subdivision maps allowing construction are proposed, this document addresses potential impacts to spineflower and other sensitive plants at the program level. The section also sets forth a comprehensive set of mitigation measures as part of a program to, in combination with the mitigation measures already presented in the Revised Draft EIR for the Newhall Ranch Specific Plan and Water Reclamation Plant, avoid or minimize impacts to the spineflower and other sensitive plant and animal species that may be found on the site. Environmental documents to be prepared for future subdivision maps will also present measures and/or programs necessary to mitigate potential impacts to spineflower and other sensitive plants. Finally, the spineflower information contained in the Final Additional Analysis is supported by technical studies and reports found in the appendix material (Appendix 2.6) and other documents contained in the Newhall Ranch record of proceedings.

The significant effects identified in the prior Final EIR and the Final Additional Analysis are mitigated to below a level of significance with the adoption of the previously adopted mitigation measures, as well as the revised mitigation measures and additional mitigation measures described below. The revised and additional mitigation measures, to which the project applicant has agreed, are adopted to strengthen the overall Newhall Ranch mitigation program for impacts to rare, threatened and endangered plant and animal species:

- 4.6-53. If, at the time any subdivision map proposing construction is submitted, the County determines through an Initial Study, or otherwise, that there may be rare, threatened or endangered, plant or animal species on the property to be subdivided, then, in addition to the prior surveys conducted on the Specific Plan site to define the presence or absence of sensitive habitat and associated species, current, updated site-specific surveys for all such animal or plant species shall be conducted in accordance with the consultation requirements set forth in Mitigation Measure 4.6-59 within those areas of the Specific Plan where such animal or plant species occur or are likely to occur.

The site-specific surveys shall include the unarmored three-spine stickleback, the arroyo toad, the Southwestern pond turtle, the California red-legged frog, the southwestern willow flycatcher, the least Bell's vireo, the San Fernando Valley spineflower and any other rare, sensitive, threatened, or endangered plant or animal species occurring, or likely to occur, on the property to be subdivided. All site-specific surveys shall be conducted during appropriate seasons by qualified botanists or qualified wildlife biologists in a manner that will locate any rare, sensitive, threatened, or endangered animal or plant species that may be present. To the extent there are applicable protocols published by either the United States Fish and Wildlife Service or the California Department of Fish and Game, all such protocols shall be followed in preparing the updated site-specific surveys.

All site-specific survey work shall be documented in a separate report containing at least the following information: (a) project description, including a detailed map of the project location and study area; (b) a description of the biological setting, including references to the nomenclature used and updated vegetation mapping; (c) detailed description of survey methodologies; (d) dates of field surveys and total person-hours spent on the field surveys; (e) results of field surveys, including detailed maps and location data; (f) an assessment of potential impacts; (g) discussion of the significance of the rare, threatened or endangered animal or plant populations found in the project area, with consideration given to nearby populations and species distribution; (h) mitigation measures, including avoiding impacts altogether, minimizing or reducing impacts, rectifying or reducing impacts through habitat restoration, replacement or enhancement, or compensating for impacts by replacing or providing substitute resources or environments, consistent with CEQA (Guidelines §15370); (i) references cited and persons contacted; and (j) other pertinent information, which is designed to disclose impacts and mitigate for such impacts."

4.6-59. Consultation shall occur with the County of Los Angeles ("County") and California Department of Fish and Game ("CDFG") at each of the following milestones:

- 1) **Before Surveys.** Prior to conducting sensitive plant or animal surveys at the Newhall Ranch subdivision map level, the applicant, or its designee, shall consult with the County and CDFG for purposes of establishing and/or confirming the appropriate survey methodology to be used.
- 2) **After Surveys.** After completion of sensitive plant or animal surveys at the subdivision map level, draft survey results shall be made available to the County and CDFG within sixty (60) calendar days after completion of the field survey work.
- 3) **Subdivision Map Submittal.** Within thirty (30) calendar days after the applicant, or its designee, submits its application to the County for processing of a subdivision map in the Mesas Village or Riverwood Village, a copy of the submittal shall be provided to CDFG. In addition, the applicant, or its designee, shall schedule a consultation meeting with the County and CDFG for purposes of obtaining comments and input on the proposed subdivision map submittal. The consultation meeting shall take place at least thirty (30) days prior to the submittal of the proposed subdivision map to the County.
- 4) **Development/Disturbance and Further Mitigation.** Prior to any development within, or disturbance to, habitat occupied by rare,

threatened, or endangered plant or animal species, or to any portion of the Spineflower Mitigation Area Overlay, as defined below, all required permits shall be obtained from both USFWS and CDFG, as applicable. It is further anticipated that the federal and state permits will impose conditions and mitigation measures required by federal and state law that are beyond those identified in the Newhall Ranch Final EIR (March 1999), the Newhall Ranch DAA (April 2001) and the Newhall Ranch Revised DAA (2002). It is also anticipated that conditions and mitigation measures required by federal and state law for project-related impacts on endangered, rare or threatened species and their habitat will likely require changes and revisions to Specific Plan development footprints, roadway alignments, and the limits, patterns and techniques associated with project-specific grading at the subdivision map level portion of the Spineflower Mitigation Area Overlay, as defined below, all required permits shall be obtained from both USFWS and CDFG, as applicable. It is further anticipated that the federal and state permits will impose conditions and mitigation measures required by federal and state law that are beyond those identified in the Newhall Ranch Final EIR (March 1999), the Newhall Ranch DAA (April 2001) and the Newhall Ranch Revised DAA (2002). It is also anticipated that conditions and mitigation measures required by federal and state law for project-related impacts on endangered, rare or threatened species and their habitat will likely require changes and revisions to Specific Plan development footprints, roadway alignments, and the limits, patterns and techniques associated with project-specific grading at the subdivision map level.

Spineflower Special Study Mitigation Overlay

4.6-65. In order to facilitate the conservation of the spineflower on the Newhall Ranch Specific Plan site, the applicant, or its designee, shall, concurrent with Specific Plan approval, agree to the identified special study areas shown below in **Figure 2.6-8**, Spineflower Mitigation Area Overlay. The applicant, or its designee, further acknowledges that, within and around the Spineflower Mitigation Area Overlay (**Figure 2.6-8**), changes will likely occur to Specific Plan development footprints, roadway alignments, and the limits, patterns and techniques associated with project-specific grading at the subdivision map level. The applicant, or its designee, shall design subdivision maps that are responsive to the characteristics of the spineflower and all other endangered plant species that may be found on the Specific Plan site.

Spineflower Preserves

4.6-66. Impacts to known spineflower populations within the Newhall Specific Plan area shall be avoided or minimized through the establishment of one or more on-site preserves that are configured to

ensure the continued existence of the species in perpetuity. Preserve(s) shall be delineated in consultation with the County and CDFG, and will likely require changes and revisions to Specific Plan development footprints for lands within and around the Spineflower Mitigation Area Overlay (Figure 2.6-8).

Delineation of the boundaries of Newhall Ranch spineflower preserve(s) for the entire Specific Plan area shall be completed in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesas Village, or that portion of Riverwood Village in which the San Martinez spineflower population occurs.

A sufficient number of known spineflower populations shall be included within the Newhall Ranch spineflower preserve(s) in order to ensure the continued existence of the species in perpetuity. The conservation of known spineflower populations shall be established in consultation with the County and CDFG, and as consistent with standards governing issuance of an incidental take permit for spineflower pursuant to Fish and Game Code section 2081, subdivision (b).

In addition to conservation of known populations, spineflower shall be introduced in appropriate habitat and soils in the Newhall Ranch preserve(s). The creation of introduced populations shall require seed collection and/or top soil at impacted spineflower locations and nursery propagation to increase seed and sowing of seed. The seed collection activities, and the maintenance of the bulk seed repository, shall be approved in advance by the County and CDFG.

Once the boundaries of the Newhall Ranch spineflower preserve(s) are delineated, the project applicant, or its designee, shall be responsible for conducting a spineflower population census within the Newhall Ranch spineflower preserve(s) annually for 10 years. (These census surveys shall be in addition to the surveys required by Mitigation Measure 4.6-53, above.) The yearly spineflower population census documentation shall be submitted to the County and CDFG, and maintained by the project applicant, or its designee. If there are any persistent population declines documented in the annual population census reports, the project applicant, or its designee, shall be responsible for conducting an assessment of the ecological factor(s) that are likely responsible for the decline, and implement management activity or activities to address these factors where feasible. In no event, however, shall project-related activities jeopardize the continued existence of the Newhall Ranch spineflower populations. If a persistent population decline is documented, such as a trend in steady population decline that persists for a period of 5 consecutive years, or a substantial drop in population is detected over a 10-year period, spineflower may be introduced in consultation with CDFG

in appropriate habitat and soils in the Newhall Ranch preserve(s), utilizing the bulk spineflower seed repository, together with other required management activity or activities. These activities shall be undertaken by a qualified botanist/biologist, subject to approval by the County and CDFG. The project applicant, or its designee, shall be responsible for the funding and implementation of the necessary management activity or activities, including monitoring, as approved by the County and CDFG.

Annual viability reports shall be submitted to the County and CDFG for 10 years following delineation of the Newhall Ranch spineflower preserve(s) to ensure long-term documentation of the spineflower population status within the Newhall Ranch preserve(s). In the event annual status reports indicate the spineflower population within the Newhall Ranch preserve(s) is not stable and viable 10 years following delineation of the spineflower preserve(s), the project applicant, or its designee, shall continue to submit annual status reports to the County and CDFG for a period of no less than an additional 5 years.

Connectivity, Reserve Design and Buffers

4.6-67. Indirect impacts associated with the interface between the preserved spineflower populations and planned development within the Newhall Ranch Specific Plan shall be avoided or minimized by establishing open space connections with Open Area, River Corridor, or High Country land use designations. In addition, buffers (*i.e.*, setbacks from developed, landscaped or other use areas) shall be established around portions of the delineated preserve(s) not connected to Open Area, the River Corridor or the High Country land use designations. The open space connections and buffer configurations shall take into account local hydrology, soils, existing and proposed adjacent land uses, the presence of non-native invasive plant species, and seed dispersal vectors.

Open space connections shall be configured such that the spineflower preserves are connected to Open Area, River Corridor, or High Country land use designations to the extent practicable. Open space connections shall be of adequate size and configuration to achieve a moderate to high likelihood of effectiveness in avoiding or minimizing indirect impacts (*e.g.*, invasive plants, increased fire frequency, trampling, chemicals, *etc.*) to the spineflower preserve(s). Open space connections for the spineflower preserve(s) shall be configured in consultation with the County and CDFG. Open space connections for the spineflower preserve(s) shall be established for the entire Specific Plan area in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesa Village, or that portion of the Riverwood Village in which the San Martinez spineflower location occurs.

For preserves and/or those portions of preserves not connected to the San Fernando Area, River Corridor, or High Country land use designations, buffers shall be established at variable distances of between 80 and 200 feet from the edge of development to achieve a moderate to high likelihood of effectiveness in avoiding or minimizing indirect impacts (e.g., erosion, plants, increased fire frequency, trampling, chemicals, etc.) on the spineflower preserve(s). The buffer size/configuration shall be guided by the analysis set forth in the "Review of Potential Edge Effects on the San Fernando Valley Spineflower", prepared by Conservation Biology Institute, January 19, 2000, and other sources of scientific information and analysis, which are available at the time the preserve(s) and buffers are established. Buffers for the spineflower preserve(s) shall be configured in consultation with the County and CDFG for the entire Specific Plan area. Buffers for the spineflower preserve(s) shall be established in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesa Village, or that portion of the Riverwood Village in which the San Martinez spineflower location occurs.

Roadways and road rights-of-way shall not be constructed in any spineflower preserve(s) and buffer locations on Newhall Ranch, unless constructing the road(s) in such location is found to be the environmentally superior alternative in subsequently required tiered EIRs in connection with the Newhall Ranch subdivision map(s) process.

The project applicant, or its designee, shall be responsible for revegetating open space connections and buffer areas of the Newhall Ranch spineflower preserve(s) to mitigate temporary impacts due to grading that will occur within portions of those open space connections and buffer areas. The impacted areas shall be reseeded with a native seed mix to prevent erosion, reduce the potential for invasive non-native plants, and maintain functioning habitat areas within the buffer area. Revegetation seed mix shall be reviewed and approved by the County and CDFG.

Preserve Protection/Fencing

- 4.6-68 To protect the preserved Newhall Ranch spineflower populations, and to further reduce potential direct impacts to such populations due to unrestricted access, the project applicant, or its designee, shall erect and maintain temporary orange fencing and prohibitive signage around the Newhall Ranch preserve(s), open space connections and buffer areas, which are adjacent to areas impacted by proposed development prior to and during all phases of construction. The areas behind the temporary fencing shall not be used for the storage of any equipment, materials, construction debris or anything associated with construction activities.

Measures 4.6-66 and 4.6-67 for all future Newhall Ranch subdivision maps that encompass identified spineflower populations.

Fire Management Plan

- 4.6-72. A Fire Management Plan shall be developed to avoid and minimize direct and indirect impacts to the spineflower, in accordance with the approved Newhall Ranch Resource Management Plan (RMP), to protect and manage the Newhall Ranch spineflower preserve(s) and buffers.

The Fire Management Plan shall be completed by the project applicant, or its designee, in conjunction with approval of any Newhall Ranch subdivision map adjacent to a spineflower preserve.

The final Fire Management Plan shall be approved by the County of Los Angeles Fire Department through the processing of subdivision maps.

Under the final Fire Management Plan, limited fuel modification activities within the spineflower preserves will be restricted to selective thinning with hand tools to allow the maximum preservation of Newhall Ranch spineflower populations. No other fuel modification or clearance activities shall be allowed in the Newhall Ranch spineflower preserve(s). Controlled burning may be allowed in the future within the Newhall Ranch preserve(s) and buffers, provided that it is based upon a burn plan approved by the County of Los Angeles Fire Department and CDFG. The project applicant, or its designee, shall also be responsible for annual maintenance of fuel modification zones, including, but not limited to, removal of undesirable non-native plants, revegetation with acceptable locally indigenous plants and clearing of trash and other debris in accordance with the County of Los Angeles Fire Department.

Water Flow Diversion and Management

- 4.6-73. At the subdivision map level, the project applicant, or its designee, shall design and implement project-specific design measures to minimize changes in surface water flows to the Newhall Ranch spineflower preserve(s) for all Newhall Ranch subdivision maps adjacent to the preserve(s) and buffers, and avoid and minimize indirect impacts to the spineflower. Prior to issuance of a grading permit for each such subdivision map, the project applicant, or its designee, shall submit for approval to the County plans and specifications that ensure implementation of the following design measures:

- (a) During construction activities, drainage ditches, piping or other approaches will be put in place to convey excess storm water and other surface water flows away from the Newhall Ranch spineflower

preserve(s) and connectivity/preserve design/buffers, identified in Mitigation Measures 4.6-66 and 4.6-67;

- (b) Final grading and drainage design will be developed that does not change the current surface and subsurface hydrological conditions within the preserve(s);
- (c) French drains will be installed along the edge of any roadways and fill slopes that drain toward the preserve(s);
- (d) Roadways will be constructed with slopes that convey water flows within the roadway easements and away from the preserve(s);
- (e) Where manufactured slopes drain toward the preserve(s), a temporary irrigation system would be installed to the satisfaction of the County in order to establish the vegetation on the slope area(s). This system shall continue only until the slope vegetation is established and self-sustaining;
- (f) Underground utilities will not be located within or through the preserve(s). Drainage pipes installed within the preserve(s) away from spineflower populations to convey surface or subsurface water away from the populations will be aligned to avoid the preserve(s) to the maximum extent practicable; and
- (g) Fencing or other structural type barriers that will be installed to reduce intrusion of people or domestic animals into the preserve(s) shall incorporate footing designs that minimize moisture collection.

Biological Monitor

4.6-74. A knowledgeable, experienced botanist/biologist, subject to approval by the County and CDFG, shall be required to monitor the grading and fence/utility installation activities that involve earth movement adjacent to the Newhall Ranch spineflower preserve(s) to avoid the incidental take through direct impacts of conserved plant species, and to avoid disturbance of the preserve(s). The biological monitor will conduct bi-weekly inspections of the project site during such grading activities to ensure that the mitigation measures provided in the adopted Newhall Ranch Mitigation Monitoring Program (Biota section) are implemented and adhered to.

Monthly monitoring reports, as needed, shall be submitted to the County verifying compliance with the mitigation measures specified in the adopted Newhall Ranch Mitigation Monitoring Program (Biota section).

The biological monitor will have authority to immediately stop any such grading activity that is not in compliance with the adopted Newhall Ranch Mitigation Monitoring Program (Biota section), and to take reasonable

steps to avoid the take of, and minimize the disturbance to, spineflower populations within the preserve(s).

Construction Impact Avoidance Measures

4.6-75. The following measures shall be implemented to avoid and minimize indirect impacts to Newhall Ranch spineflower populations during all phases of project construction:

- (a) **Water Control.** Watering of the grading areas would be controlled to prevent discharge of construction water into the Newhall Ranch preserve(s) or on ground sloping toward the preserve(s). Prior to the initiation of grading operations, the project applicant, or its designee, shall submit for approval to the County an irrigation plan describing watering control procedures necessary to prevent discharge of construction water into the Newhall Ranch preserve(s) and on ground sloping toward the preserve(s).
- (b) **Storm Water Flow Redirection.** Diversion ditches would be constructed to redirect storm water flows from graded areas away from the Newhall Ranch preserve(s). To the extent practicable, grading of areas adjacent to the preserve(s) would be limited to spring and summer months (May through September) when the probability of rainfall is lower. Prior to the initiation of grading operations, the project applicant, or its designee, would submit for approval to the County a storm water flow redirection plan that demonstrates the flow of storm water away from the Newhall Ranch spineflower preserve(s).
- (c) **Treatment of Exposed Graded Slopes.** Graded slope areas would be trimmed and finished as grading proceeds. Slopes would be treated with soil stabilization measures to minimize erosion. Such measures may include seeding and planting, mulching, use of geotextiles and use of stabilization mats. Prior to the initiation of grading operations, the project applicant, or its designee, would submit for approval to the County the treatments to be applied to exposed graded slopes that would ensure minimization of erosion.

Reassessment Requirement

4.6-76. In conjunction with submission of the first Newhall Ranch subdivision map in either Mesas Village or that portion of Riverwood Village in which the San Martinez spineflower location occurs, the project applicant, or its designee, shall reassess project impacts, both direct and indirect, to the spineflower populations using subdivision mapping data, baseline data

from the Newhall Ranch Final EIR and data from the plant surveys (see, Specific Plan EIR Mitigation Measure 4.6-53).

This reassessment shall take place during preparation of the required tiered EIR for each subdivision map. If the reassessment results in the identification of new or additional impacts to Newhall Ranch spineflower populations, which were not previously known or identified, the mitigation measures set forth in this program, or a Fish and Game Code section 2081 permit(s) issued by CDFG, shall be required, along with any additional mitigation required at that time.

Newhall Ranch Monitoring and Management

4.6-77. Direct and indirect impacts to the preserved Newhall Ranch spineflower populations shall require a monitoring and management plan, subject to the approval of the County. The applicant shall consult with CDFG with respect to preparation of the Newhall Ranch spineflower monitoring/management plan. This plan shall be in place when the preserve(s) and connectivity/preserve design/buffers are established (See, Mitigation Measures 4.6-66 and 4.6-67). The criteria set forth below shall be included in the plan.

Monitoring. The purpose of the monitoring component of the plan is to track the viability of the Newhall Ranch spineflower preserve(s) and its populations, and to ensure compliance with the adopted Newhall Ranch Mitigation Monitoring Program (Biota section).

The monitoring component of the plan shall investigate and monitor factors such as population size, growth or decline, general condition, new impacts, changes in associated vegetation species, pollinators, seed dispersal vectors and seasonal responses. Necessary management measures will be identified. The report results will be sent annually to the County, along with photo documentation of the assessed site conditions.

The project applicant, or its designee, shall contract with a qualified botanist/biologist, approved by the County, with the concurrence of CDFG, to conduct quantitative monitoring over the life of the Newhall Ranch Specific Plan. The botanist/biologist shall have a minimum of three years experience with established monitoring techniques and familiarity with southern California flora and target taxa. Field surveys of the Newhall Ranch spineflower preserve(s) will be conducted each spring. Information to be obtained will include: (a) an estimate of the numbers of spineflowers in each population within the preserve(s); (b) a map of the extent of occupied habitat at each population; (c) establishment of photo monitoring points to aid in documenting long-term trends in habitat; (d) aerial photographs of the preserved areas at five-year intervals; (e)

identification of significant impacts that may have occurred or problems that need attention, including invasive plant problems, weed problems and fencing or signage repair; and (f) overall compliance with the adopted mitigation measures.

For a period of three years from Specific Plan re-approval, all areas of potential habitat on the Newhall Ranch site will be surveyed annually in the spring with the goal of identifying previously unrecorded spineflower populations. Because population size and distribution limits are known to vary depending on rainfall, annual surveys shall be conducted for those areas proposed for development in order to establish a database appropriate for analysis at the project-specific subdivision map level (rather than waiting to survey immediately prior to proceeding with the project-specific subdivision map process). In this way, survey results gathered over time (across years of varying rainfall) will provide information on ranges in population size and occupation. New populations, if they are found, will be mapped and assessed for inclusion in the preserve program to avoid impacts to the species.

Monitoring/Reporting. An annual report will be submitted to the County and CDFG by December 31st of each year. The report will include a description of the monitoring methods, an analysis of the findings, effectiveness of the mitigation program, site photographs and adoptive management measures, based on the findings. Any significant adverse impacts, signage, fencing or compliance problems identified during monitoring visits will be reported to the County and CDFG for corrective action by the project applicant, or its designee.

Management. Based on the outcome of ongoing monitoring and additional project-specific surveys addressing the status and habitat requirements of the spineflower, active management of the Newhall Ranch spineflower preserve(s) will be required in perpetuity. Active management activities will be triggered by a downward population decline over 5 consecutive years, or a substantial drop in population over a 10-year period following County re-approval of the Specific Plan. Examples of management issues that may need to be addressed in the future include, but are not limited to, control of exotic competitive non-native plant species, herbivory predation, weed control, periodic controlled burns or fuel modification compliance.

After any population decline documented in the annual populations census following County re-approval of the Specific Plan, the project applicant, or its designee, shall be responsible for conducting an assessment of the ecological factor(s) that are likely responsible for the decline, and implement management activity or activities to address these factors where feasible. If a persistent population decline is documented, such as a

trend in steady population decline persistent for a period of 5 consecutive years, or a substantial drop in population detected over a 10-year period, spineflower may be introduced in appropriate habitat and soils in the Newhall Ranch preserve(s), utilizing the bulk spineflower seed repository, together with other required management activity or activities. In connection with this monitoring component, the project applicant, or its designee, shall contract with a qualified botanist/biologist, approved by the County, to complete: (a) a study of the breeding and pollination biology of the spineflower, including investigation into seed physiology to assess parameters that may be important as management tools to guarantee self-sustainability of populations, which may otherwise have limited opportunity for germination; and (b) a population genetics study to document the genetic diversity of the Newhall Ranch spineflower population. The criteria for these studies shall be to develop data to make the Newhall Ranch spineflower management program as effective as possible. These studies shall be subject to approval by the County's biologist, with the concurrence of CDFG. These activities shall be undertaken by a qualified botanist/biologist, subject to approval by the County with the concurrence of CDFG. The project applicant, or its designee, shall be responsible for the funding and implementation of the necessary management activity or activities, as approved by the County and CDFG.

The length of the active management components set forth above shall be governed by attainment of successful management criteria set forth in the plan rather than by a set number of years.

Translocation/Reintroduction Program

- 4.6-78. To the extent project-related direct and indirect significant impacts on spineflower cannot be avoided or substantially lessened through establishment of the Newhall Ranch spineflower preserve(s), and other avoidance, minimization, or other compensatory mitigation measures, a translocation and reintroduction program may be implemented in consultation with CDFG to further mitigate such impacts. Direct impacts (*i.e.*, take) to occupied spineflower areas shall be fully mitigated at a 4:1 ratio. Impacts to occupied spineflower areas caused by significant indirect effects shall be mitigated at a 1:1 ratio.

Introduction of new spineflower areas will be achieved through a combination of direct seeding and translocation of the existing soil seed bank that would be impacted by grading. Prior to any development within, or disturbance to, spineflower populations, on-site and off-site mitigation areas shall be identified and seed and top soil shall be collected. One-third of the collected seed shall be sent to the Rancho Santa Ana Botanical Garden for storage. One third of the seed shall be sent to the

USDA National Seed Storage Lab in Fort Collins, Colorado for storage. One third shall be used for direct seeding of the on-site and off-site mitigation areas.

Direct seeding. Prior to the initiation of grading, the project applicant, or its designee, shall submit to the County a program for the reintroduction of spineflower on Newhall Ranch. The reintroduction program shall include, among other information: (a) location map with scale; (b) size of each introduction polygon; (c) plans and specifications for site preparation, including selective clearing of competing vegetation; (d) site characteristics; (e) protocol for seed collection and application; and (f) monitoring and reporting. The program shall be submitted to CDFG for input and coordination. The project applicant, or its designee, shall implement the reintroduction program prior to the initiation of grading. At least two candidate spineflower reintroduction areas will be created within Newhall Ranch and one candidate spineflower reintroduction area will be identified offsite. Both on-site and off-site reintroduction areas will be suitable for the spineflower in both plant community and soils, and be located within the historic range of the taxon. Success criteria shall be included in the monitoring/management plan, with criteria for the germination, growth, and production of viable seeds of individual plants for a specified period.

Although the reintroduction program is experimental at this stage, the County considers such a program to be a feasible form of mitigation at this juncture based upon available studies. Botanists/biologists familiar with the ecology and biology of the spineflower would prepare and oversee the reintroduction program.

Translocation. Prior to the initiation of grading, the project applicant, or its designee, shall submit to the County a translocation program for the spineflower. Translocation would salvage the topsoil of spineflower areas to be impacted due to grading. Salvaged spineflower soil seed bank would be translocated to the candidate spineflower reintroduction areas. The translocation program shall include, among other information: (a) location map with scale; (b) size of each translocation polygon; (c) plans and specifications for site preparation, including selective clearing of competing vegetation; (d) site characteristics; (e) protocol for topsoil collection and application; and (f) monitoring and reporting. The translocation program shall be submitted to CDFG for input and coordination. Translocation shall occur within the candidate spineflower reintroduction areas onsite and offsite. Successful criteria for each site shall be included in the monitoring/management plan/with criteria for the germination and growth to reproduction of individual plants for the first specified period.

Although the translocation program is experimental at this stage, the County considers such a program to be a feasible form of mitigation at this juncture based upon available studies. Botanists/biologists familiar with the ecology and biology of the spineflower would prepare and oversee the translocation program.

On-going Agricultural Activities

- 4.6-79. The project applicant, or its designee, shall engage in regular and ongoing consultation with the County and CDFG in connection with its ongoing agricultural operations in order to avoid or minimize significant direct impacts to the spineflower.

In addition, the project applicant, or its designee, shall provide 30 days advance written notice to the County and CDFG of the proposed conversion of its ongoing rangeland operations on Newhall Ranch to more intensive agricultural uses. The purpose of the advance notice requirement is to allow the applicant, or its designee, to coordinate with the County and CDFG to avoid or minimize significant impacts to the spineflower prior to the applicant's proposed conversion of its ongoing rangeland operations to more intensive agricultural uses. This coordination component will be implemented by or through the County's Department of Regional Planning and/or the Regional Manager of CDFG. Implementation will consist of the County and/or CDFG conducting a site visit of the proposed conversion area(s) within the 30-day period, and making a determination of whether the proposed conversion area(s) would destroy or significantly impact spineflower population in or adjacent to those areas. If it is determined that the conversion area(s) do not destroy or significantly impact spineflower populations, then the County and/or CDFG will authorize such conversion activities in the proposed conversion area(s). However, if it is determined that the conversion area(s) may destroy or significantly impact spineflower populations, then the County and/or CDFG will issue a stop work order to the applicant, or its designee. If such an order is issued, the applicant, or its designee, shall not proceed with any conversion activities in the proposed conversion area(s). However, the applicant, or the designee, may take steps to relocate the proposed conversion activities in an alternate conversion area(s). In doing so, the applicant, or its designee, shall follow the same notice and coordination provisions identified above. This conversion shall not include ordinary pasture maintenance and renovation or dry land farming operations consistent with rangeland management.

San Martinez Population

- 4.6-80. Upon approval of tentative tract map(s) impacting the San Martinez portion of the Specific Plan site, the applicant shall work with the

Department of Regional Planning staff and SEATAC to establish an appropriately sized preserve area to protect the spineflower population at San Martinez Canyon.

With implementation of these revised and additional measures, potential impacts to the spineflower occurring, or likely to occur, on the Newhall Ranch site are reduced to below a level of significance.

2.2 WATER RESOURCES

As discussed above, the majority of these findings supplements, rather than revises, the Board of Supervisors' prior CEQA Findings. However, the following findings regarding the Specific Plan's impacts to water resources, addressed in Section 2.5 of the Final Additional Analysis, are the primary exception to that general rule (*see*, Section 5, below). These particular findings (Section 2.2) *replace and supercede* the Board of Supervisors' prior CEQA Findings, pages 97 to 99, Section 2.7, Water Resources. As stated in the Revised Draft Additional Analysis (November 2002), Volume I, Section 2.5 of that document, *replaces and supercedes* Section 2.5 of the prior Draft Additional Analysis (April 2001).

2.2.1 POTENTIAL SIGNIFICANT EFFECTS. Based on the information contained in the Final Additional Analysis, including Section 2.5 Revised Draft Additional Analysis, implementation of the Newhall Ranch Specific Plan could result in potentially significant impacts to one or more of the following issues, absent mitigation: (a) Newhall Ranch reclaimed water use; (b) Castaic Lake Water Agency reclaimed water use; (c) Newhall agricultural water use; (d) CLWA State Water Project water use; (e) Newhall/SWP water use; (f) Nickel Water Use; (g) Semitropic Groundwater Banking; (h) Saugus Groundwater Banking/ASR Program; (i) impacts of Newhall's SWP and Nickel Water on delivery and treatment capacity; (j) biological effects in river corridor of the Specific Plan (including the Saugus/ASR Program); (k) water quality impacts, including chloride, nutrients and perchlorate; (l) liquefaction impacts; (m) Castaic Creek flood flows use; and (n) land surface elevation changes. In addition, Section 2.5 of the Revised Draft Additional Analysis specifically addressed the questions presented by the Court in the Newhall Ranch litigation, including the General Plan Development Monitoring System water supply consistency issues.

2.2.2 FINDING. The Board of Supervisors adopts CEQA **Finding 1:** Changes or alterations have been required in, or incorporated into, the project, which mitigate or avoid the significant effects on the environment.

2.2.3 FACTS IN SUPPORT OF FINDING. The facts in support of these findings are provided in Section 2.5 of the Revised Draft Additional Analysis, the Final Additional Analysis and the Newhall Ranch record of proceedings. For summary purposes only, the following facts, among others, support the finding that the potentially significant environmental issues identified in Section 2.2.1 above do not result in any unmitigated significant environmental impacts resulting from the provision of water to the Newhall Ranch Specific Plan site and that an adequate supply of water is available to meet the demands of the Newhall Ranch Specific Plan without creating unmitigated significant environmental impacts.

Los Angeles County and the applicant are responding to the Court's decision and direction to demonstrate that sufficient water will be available for build-out of the Newhall Ranch Specific Plan by relying on the applicant's own primary sources of water supply. The first source is the applicant's historical Alluvial groundwater produced in Los Angeles County that is presently committed to agricultural uses. The second source is the applicant's purchase of water from Nickel Family LLC in Kern County, referred to above as the "Nickel Water." Because these two independent primary water sources meet the potable water needs of the Specific Plan, no potable water would be needed from SWP and CLWA supplies. However, as summarized below, the CLWA/SWP supplies, and other supplemental water supplies have been identified and environmentally assessed because, as stated in the Revised Draft Additional Analysis, Section 2.5, it remains important for the Santa Clarita Valley to hedge against potential regulatory and operational risks that may adversely affect the reliability of water supplies over the long-term.

The right to the beneficial use of its agricultural water resources is well established under California law. This agricultural water will be available for agricultural production until it is phased out by urban development. There would be a limit placed on the amount of groundwater converted to urban uses, so that it will not exceed the amount already used for agricultural purposes. This agricultural water supply has historical long-term availability and reliability and is an established supply. This agricultural water supply will provide a large percentage of the Specific Plan's potable water need. The Alluvial aquifer has been consistently at or near its highest level and is not in an overdraft condition.

The Nickel Water consists of 1,607 acre-feet per year (AFY) of water purchased by the applicant from Nickel Family LLC. This water is 100 percent reliable on a year-to-year basis, and not subject to the annual fluctuations that can occur in dry year conditions. Pursuant to Nickel's contract water rights, the water delivered to Nickel for sale to the applicant must be high quality water, acceptable for delivery into the California aqueduct. In addition, delivery to Nickel of the water being sold to the applicant is mandatory, unaffected by annual hydrologic conditions. Consequently, the Nickel Water is not subject to unpredictable reductions in quality or quantity typical of other water sources. These characteristics make the Nickel Water a dependable water supply source. The water would be delivered through the Kern County Water Agency and the SWP system. The Nickel Water would only be needed on the Specific Plan site in years when all of the applicant's agricultural water has been used, which is estimated to occur after the 20th year of project construction. Up to that point in time, the unused Nickel Water would be available for storage in groundwater banking programs on an annual basis, which would then be used as a dry year supplemental supply. These two sources of supply would balance the Newhall Ranch Specific Plan potable water demand in normal/average years. The non-potable demand would be met by the use of reclaimed water supplied by the Newhall Ranch water reclamation plant (WRP) and reclaimed water that will be supplied by CLWA.

Furthermore, the applicant has undertaken several major steps to enhance the reliability of the water supply for the Newhall Ranch Specific Plan. Specifically, the Board of Supervisors finds that the applicant has undertaken the following:

- (a) Secured 7,648 AFY of additional SWP water entitlement from landowners who are served by a member agency of the Kern County Water Agency;

- (b) Purchased 55,000 AF of groundwater banking storage capacity, which includes the ability to request delivery of up to 4,950 AF of potable water during dry years as a water supply from the Semitropic Water Storage District;
- (c) Determined through comprehensive groundwater testing that the local Saugus aquifer can be successfully used for groundwater banking through an Aquifer Storage and Recovery ("ASR") program;
- (d) Along with members of the "Downstream Water Users," including the United Water Conservation District, a unanimous request has been made to the State Department of Water Resources ("DWR") to amend the 1978 Castaic Creek Flood Flow agreement, thereby making these flows available for use in groundwater banking and for other appropriate beneficial water uses. This has improved the potential to use Castaic Creek flood flows; and
- (e) Determined that CLWA could provide the applicant with SWP supplemental water supplies, if needed.

The relationships between Newhall Ranch water demand and supply in normal/average and dry years are provided in **Tables ES-1** and **ES-2**, which are provided below. The figures shown in those tables are based on the *original* Specific Plan's water demand of 17,680 acre-feet per year (AFY). As stated in the Final Additional Analysis (May 2003), **Topical Response 13: Description of Specific Plan Revisions And Environmental Effects of the Revisions**, the revised Specific Plan's water demand would be 17,395 acre-feet per year in average/normal years, and 19,134 AFY in dry years, which is a 1.6 percent reduction in demand. The majority of this decrease in demand would translate into a reduction in Specific Plan demand for local groundwater from the Alluvial aquifer and/or from the Nickel Water, given that the availability of recycled water from the Water Reclamation Plant (WRP) would decrease only slightly. Impacts would remain less than significant with the recommended mitigation in the Final EIR.

ADEQUACY OF WATER SUPPLIES

An adequate amount of water is available to meet the needs of the Specific Plan. In fact, actions being taken by the applicant will result in even more water being made available to the Specific Plan than is needed to meet its water need. The primary sources of water for the Specific Plan consist of existing supplies that are available for use today in the Santa Clarita Valley. To ensure that adequate water is available for the Specific Plan, the Specific Plan will rely on the following sources of water:

(a) Newhall Ranch Water Supplies

The following summary identifies the Newhall Ranch non-potable and potable water supplies needed to serve the Specific Plan site:

Non-Potable Supplies

Newhall Ranch Reclaimed Water. Reclaimed water (also referred to as "recycled water") from the WRP proposed as part of the Newhall Ranch Specific Plan would be used to

partially meet the non-potable water demands (e.g., irrigation) of the availability of this source would occur in stages, mirroring the staged construction of the Specific Plan site.

CLWA Reclaimed Water. CLWA would serve the Specific Plan site with reclaimed water from existing upstream WRPs, consistent with CLWA's draft "Reclamation System Master Plan," which is being implemented in stages. This reclaimed water supply would meet the remaining non-potable water demand of the Specific Plan.

Potable Supplies

Newhall Agricultural Water. The project applicant would meet potable water demands of the Specific Plan by using Newhall's historical alluvial groundwater produced in the County of Los Angeles, which is presently committed to agricultural uses. No additional groundwater would be pumped over historical and present amounts; instead, the water presently used to irrigate crops would be treated and then used to partially meet the potable water needs of the Specific Plan.

Nickel Water. The applicant has secured water under contract with Nickel Family LLC in Kern County. This water is 100 percent reliable on a year-to-year basis, and not subject to the annual fluctuations that can occur in dry year conditions. The water would be delivered through the Kern County Water Agency and the SWP system. The Nickel Water would only be needed on the Specific Plan site in years where all of the Newhall Agricultural Water has been used, which is estimated to occur after the 20th year of project construction. Up to that point in time, the unused Nickel Water would be available for storage in groundwater banking programs on an annual basis, which would then be used as a dry year supplemental supply.

Semitropic Groundwater Banking Project. The project applicant has entered into an agreement to reserve and purchase water storage capacity of up to 55,000 acre-feet in the Semitropic Water Storage District Groundwater Banking Project. The stored water could be extracted in dry years in amounts of up to 4,950 AFY from the project. This supply will be used as a water source for the Specific Plan in dry years only. Sources of water that can be stored in this banking project include, but are not limited to, Nickel Water, Newhall/SWP supplies, and Other CLWA Supplies.

**Table ES-1
Newhall Ranch Specific Plan
Normal/Average Year Potable And Non-Potable Water Usage
(Acre-Feet/Year)**

	Demand	Supply	
Potable	8,645	7,038	Newhall Agricultural Water (a)
		1,607	Nickel Water (b)
		8,645	
		5,344	Newhall Ranch Reclaimed Water
		3,691	CLWA Reclaimed Water
Non-Potable	9,035	9,035	
Total (c)	17,680	17,680	

- (a) Firm groundwater supply historically and presently used by the applicant for agricultural irrigation purposes on its agricultural land in The County of Los Angeles.
- (b) The applicant has secured water under contract with Nickel Family LLC in Kern County. This water is 100 percent reliable on a year-to-year basis, and not subject to the annual fluctuations that can occur in dry year conditions. The water would be delivered through the Kern County Water Agency and the SWP system.
- (c) See Table 2.5-25, Summary of Newhall Ranch Water Demands.

Additional Programs To Enhance Reliability Of Supplies

Groundwater Banking Program for Dry Years (h)		Supplemental Supplies	
Saugus Groundwater Banking/ ASR Program (e)	4,500	4,500	CLWA SWP and Other Supplies (g)
		4,566	Newhall/SWP Water (d)
		7,043	Castaic Creek Flood Flows (f)
Total	4,500	16,109	

- (d) Newhall/SWP water (7,648 acre-feet per year of annual entitlement) secured by the applicant from landowners served by a member agency of the Kern County Water Agency, which would be delivered through SWP facilities to CLWA. This source would be reduced to approximately 59.7 percent in average years as discussed in Section 2.5, Water Resources (4,566 = 7,648 x 0.597).
- (e) The Saugus Groundwater Banking/ASR Program involves injecting or "banking" 4,500 AFY of treated Newhall/ SWP water or other available water at times when those sources are readily available in normal/average years. During drought periods, up to 4,100 AFY would be withdrawn from the groundwater bank to partially meet Specific Plan dry year water demand.
- (f) Subject to approval by DWR, Castaic Creek flood flows could be used in normal/average years, when available, as a water source for the Semitropic Groundwater Banking Project (through a water transfer), or for the Saugus Groundwater Banking/ASR Program. This supply is variable; in some years, the flood flows are not available.
- (g) In addition to Newhall/SWP Water and Castaic Creek Flood Flows, CLWA SWP entitlement and other CLWA supplies could be used as a source of water for injection into the Semitropic and Saugus Groundwater Banks.
- (h) CLWA's SWP entitlement is 95,200 acre-feet per year. The amount of the water shown above is not a limitation on the amount of CLWA SWP supplies that could be used as a source of water; however, the CLWA supplies are only considered a supplemental source for Newhall Ranch, because the applicant has taken steps to secure its own primary potable water supplies.

Table ES-2
Newhall Ranch Specific Plan
Dry Year Potable and Non-Potable Water Usage
(acre-feet/year)

	Demand (c)	Supply	
		7,038	Newhall Agricultural Water (a)
		1,607	Nickel Water (b)
		865	Semitropic Groundwater Banking Project (e)
Potable	9,510	9,510	
		5,344	Newhall Ranch Reclaimed Water
		4,595	CLWA Reclaimed Water
Non-Potable	9,939	9,939	
Total	19,449	19,449	

- (a) Firm groundwater supply historically and presently used by the applicant for agricultural irrigation purposes on its agricultural land in The County of Los Angeles.
- (b) The applicant has secured water under contract with Nickel Family LLC in Kern County. This water is 100 percent reliable on a year-to-year basis, and not subject to the annual fluctuations that can occur in dry year conditions. The water would be delivered through the Kern County Water Agency and the SWP system.
- (c) Demands are projected to increase in a dry year by approximately 10 percent due to a lack of local rainfall.

Additional Programs To Enhance Reliability Of Supplies

	Supplemental Supplies	
	3,044	Newhall/SWP Water (d)
	4,085	Semitropic Groundwater Banking Project (e)
	4,100	Saugus Groundwater Banking/ ASR Program (f)
Total	13,701	

- (d) Newhall/SWP water (7,648 acre-feet per year of annual entitlement) secured by the applicant from landowners served by a member agency of the Kern County Water Agency, which would be delivered through SWP facilities to CLWA. This source would be reduced to approximately 39.8 percent in dry years as discussed in Section 2.5, Water Resources (3,044 = 7,648 x 0.398). This water is not related to CLWA's 95,200 AF entitlement.
- (e) The project applicant has entered into an agreement to secure water storage capacity of up to 55,000 acre-feet in the Semitropic Water Storage District Groundwater Banking Project. The stored water would be extracted in dry years in amounts of up to 4,950 AFY from the project. This supply will be used as a water source for the Specific Plan in dry years only. The storage capacity will be filled in the initial years (beginning in year 2005) from available water before Newhall Ranch demand requires this supply. Afterward, further demand for this water in wet/average years, on an as needed basis, could be met by banking excess Newhall/SWP Water, Castaic Creek Flood Flows, CLWA SWP entitlement and other supplies as available.
- (f) The Saugus Groundwater Banking/ASR Program involves injecting or "banking" 4,500 AFY of treated Newhall/SWP water or other available water at times when those sources are readily available in normal/average years. During drought periods, up to 4,100 AFY would be withdrawn from the groundwater bank to partially meet Specific Plan water demand.

(b) Supplemental Water Supplies

As summarized in Tables ES-1 and ES-2, above, there are sufficient water supplies to meet the Newhall Ranch Specific Plan demand. However, it remains important for the Santa Clarita Valley to hedge against potential regulatory and operational risks that may adversely affect the reliability of water supplies over the years. Although the purveyors have planned and developed water supplies to maintain reliability into the future even with a repeat of statewide

droughts, the Santa Clarita Valley water agencies are faced with impacts due to the potential future promulgation of increasingly stringent water quality standards, litigation over water supplies and allocations, environmental constraints and changes in SWP operational criteria. These regulatory and operational uncertainties are many times unanticipated developments and not easily quantifiable. However, these types of uncertainties have occurred throughout the history of California's development of water resources. It is expected that they will continue in the future. A major challenge in water planning is to determine the appropriate measures of insurance to safeguard against these uncertainties to enhance supply reliability. One way of providing supply insurance against such risks is to secure additional or supplemental water supplies. The summary provided below identifies some of the important supplemental water supplies that could be available to serve the Newhall Ranch Specific Plan:

Newhall/SWP Water. The project applicant has entered into an agreement to reserve and ultimately purchase 7,648 AFY of additional State Water Project (SWP) water entitlement, which would be delivered through SWP facilities to CLWA and be available to serve the Specific Plan. The same SWP reliability parameters discussed above for CLWA SWP water would apply to this source of water.

Castaic Creek Flood Flows. Subject to approval by DWR, Castaic Creek flood flows could be used as a variable supply source in normal/average years, when available, for the Semitropic Groundwater Banking project (through a water transfer), or for the Saugus Groundwater Banking/ASR program (from CLWA).

Semitropic Groundwater Banking Project. The project applicant has entered into an agreement to reserve and purchase water storage capacity of up to 55,000 acre-feet in the Semitropic Water Storage District Groundwater Banking Project. Sources of water that could be stored in this banking project include, but are not limited to, Nickel Water, Newhall/SWP supplies, and Other CLWA Supplies. The stored water would be extracted in dry years in amounts of up to 4,950 AFY from the project. Up to 865 AFY of this amount would be used as a primary water source during dry years. The remainder (4,085 AFY) would be available as a supplemental source.

Saugus Groundwater Banking/ASR Program. The Groundwater Banking/Aquifer Storage and Recovery (ASR) program, which involves installation of six wells in the Saugus aquifer, would be used to inject or "bank" 4,500 AFY of treated SWP water or other available water when those sources are readily available in normal/average years. During drought periods, when SWP water supplies or other available sources are curtailed, the ASR wells would then be used to recover up to 4,100 AFY to partially meet Specific Plan water demand. In lay terms, the program would operate much like a local bank. Water would be deposited (injected) into the groundwater basin and later withdrawn (recovered), when needed, in dry years.

CLWA SWP and Other Supplies. A relatively small portion of CLWA's existing SWP Table A water entitlement could be used, if needed, to supplement a portion of the Specific Plan's potable water need. As a SWP contractor, CLWA may also obtain additional SWP supplies from or through DWR in connection with other programs. The other SWP supplies include the Turnback Water Pool program, the Interruptible water

program, Surplus water provisions and Carryover water. These supplies are available in average/normal years as water supply sources for the Santa Clara Groundwater Banking/ASR program and the Semitropic Groundwater Banking project. However, the CLWA supplies are only considered a supplemental source for Newhall Ranch because the applicant has taken steps to secure its own primary potable water supplies.

The surplus of water created by existing water sources and the actions of the applicant will ensure an adequate supply of water for the Specific Plan without creating significant impacts on existing water supplies or downstream water users. Several of the identified Specific Plan sources presently exist in the Santa Clarita Valley (e.g., Newhall's agricultural water and CLWA's SWP water) and several of the sources, consistent with CEQA, are reasonably expected to occur as the Specific Plan builds out (e.g., Newhall Ranch Water Reclamation Plant reclaimed water, CLWA reclaimed water, Saugus Groundwater Banking/ASR program water, Newhall/SWP water, Nickel Water).

FEASIBILITY OF THE SAUGUS GROUNDWATER BANKING/ASR PROGRAM

The results of injection and recovery tests conducted by the applicant demonstrate that implementing a groundwater banking/ASR program in the Saugus Formation is feasible. The determination that the Saugus Groundwater Banking program is feasible is based on the actual injection and pumping tests conducted at wells in the Saugus Formation from July 2000 through October 2000, as well as groundwater modeling. (See, Draft Additional Analysis, **Appendix 2.5(c)** [*Assessment of the Hydrogeologic Feasibility of Injection and Recovery of Water in the Saugus Formation, Santa Clarita Valley, California*, Richard C. Slade & Associates LLC, February 2001, including the Technical Appendix *Hydrogeologic Conditions in the Saugus Formation, Santa Clarita Valley, California*, by Richard C. Slade & Associates LLC, February 2001]; and Revised Draft Additional Analysis, **Appendix 2.5(a)** [*Newhall Ranch Updated Water Resources Impact Evaluation*, CH₂MHill, November 2002].)

The testing and the modeling show that there is no discernible effect on Alluvial water levels or the Santa Clara River, from either Saugus Formation well injection or pumping. For additional information on this topic, please refer to the Revised Draft Additional Analysis Section 2.5.5.3(d)(5), Saugus Groundwater Banking/ASR Program.

CONSISTENCY WITH THE GENERAL PLAN DEVELOPMENT MONITORING SYSTEM POLICIES AS THEY RELATE TO WATER SUPPLIES

The Newhall Ranch Specific Plan is consistent with the County's General Plan DMS policies as they relate to water supplies. This analysis has been completed to determine if sufficient water supplies will be available for the Specific Plan under the County's General Plan Development Monitoring System (DMS) requirements. The projected total water demand for the Specific Plan, as revised, is 17,395 acre-feet per year in normal/average years and 19,134 acre-feet per year in dry years. The analysis addresses water supply requirements resulting from buildout of all pending, recorded, and approved projects listed in the County's DMS, plus the Newhall Ranch Specific Plan. Under the DMS analysis, there will be sufficient water supplies for the entire demand of the Newhall Ranch Specific Plan and all pending, approved and recorded projects in DMS. Because two independent primary water sources have been secured

to meet the potable water needs of the Specific Plan, no additional potable water would be needed from State Water Project (SWP) and the Castaic Lake Water Agency (CLWA) supplies. In fact, as revised, a water surplus of approximately 16,851 to 44,388 AFY would occur in normal/average years and a surplus of approximately 16,866 to 88,403 AFY would occur in dry years.

The analysis also shows that the Newhall Ranch Specific Plan site is located immediately adjacent to existing development. In addition, a portion of the Specific Plan is located within the retail water service area of the Valencia Water Company. The site is also within the wholesale service area of CLWA. The Newhall Ranch Specific Plan site is located approximately one eighth of one mile from the Magic Mountain Theme Park, Castaic Junction, and the Valencia Commerce Center, and approximately three quarters of a mile from the Valencia Industrial Park. All of these existing development areas are served by County or other public services, and provide commercial services and job opportunities. As indicated above, more than enough water supplies are available to the Specific Plan to meet its projected demand. For additional information on this topic, please see Revised Draft Additional Analysis, Section 2.5.5.4(a)(1) entitled, DMS General Plan Consistency.

MITIGATION MEASURES

The Court in the Newhall Ranch litigation directed the County to reconsider its entire water analysis, and to adopt such mitigation measures and/or additional findings as may be necessary to comply with CEQA and the Court's decision and writ. This section of the Board of Supervisors' findings presents the water-related mitigation measures previously adopted by the County for the Newhall Ranch Specific Plan (entitled below "Existing EIR Specific Plan Mitigation Measures"). Also presented below are revisions to the Board's previously adopted mitigation measures, as well as new additional mitigation measures, which were adopted in response to the revised water analysis. For consistency, the numbering used for each mitigation measure is the same as the numbering used in the partially certified Newhall Ranch Final EIR.

EXISTING EIR MITIGATION MEASURES

- 4.11-1 The proposed Specific Plan shall implement a water reclamation system in order to reduce the Specific Plan's demand for imported potable water. The Specific Plan shall install a distribution system to deliver non-potable reclaimed water to irrigate land uses suitable to accept reclaimed water, pursuant to Los Angeles County Department of Health Standards.
- 4.11-2 Landscape concept plans shall include a palette rich in drought-tolerant and native plants.
- 4.11-3 Major manufactured slopes shall be landscaped with materials that will eventually naturalize, requiring minimal irrigation.
- 4.11-4 Water conservation measures as required by the State of California shall be incorporated into all irrigation systems.

- 4.11-5 The area within each future subdivision within Newhall Ranch shall be annexed to the Valencia Water Company prior to issuance of building permits.
- 4.11-7 Prior to commencement of use, all uses of recycled water shall be reviewed and approved by the State of California Health and Welfare Agency, Department of Health Services.
- 4.11-8 Prior to the issuance of building permits that allow construction, the applicant of the subdivision shall finance the expansion costs of water service extension to the subdivision through the payment of connection fees to the appropriate water agency(ies).

Revised EIR Specific Plan Mitigation Measures

- 4.11-6 In conjunction with the submittal of applications for tentative tract maps or parcel maps which permit construction, and prior to approval of any such tentative maps, and in accordance with the requirements of the Los Angeles County General Plan Development Monitoring System (DMS), as amended, Los Angeles County shall require the applicant of the map to obtain written confirmation from the retail water agency identifying the source(s) of water available to serve the map concurrent with need. If the applicant of such map cannot obtain confirmation that a water source(s) is available for buildout of the map, the map shall be phased with the timing of an available water source(s), consistent with the County's DMS requirements.
- 4.11-9 Pursuant to Public Resources Code §21081(a)(2), the County shall recommend that the Upper Santa Clara Water Committee (or Santa Clarita Valley Water Purveyors), made up of the Castaic Lake Water Agency, Los Angeles County Waterworks District No. 36, Newhall County Water District, Santa Clarita Water Division of CLWA and the Valencia Water Company, prepare an annual water report that will discuss the status of groundwater within the Alluvial and Saugus Aquifers, and State Water Project water supplies as they relate to the Santa Clarita Valley. The report will also include an annual update of the actions taken by CLWA to enhance the quality and reliability of existing and planned water supplies for the Santa Clarita Valley. In those years when the Committee or purveyors do not prepare such a report, the applicant at its expense shall cause the preparation of such a report that is acceptable to the County to address these issues. This annual report shall be provided to Los Angeles County who will consider the report as part of its local land use decision-making process. (To date, four such water reports have been prepared (1998, 1999, 2000 and 2001) and provided to both the County of Los Angeles and the City of Santa Clarita.)
- 4.11-10 Pursuant to Public Resources Code §21081(a)(2), the County shall recommend that the Castaic Lake Water Agency (CLWA), in cooperation with other Santa Clarita Valley retail water providers, continue to update the Urban Water Management

Plan (UWMP) for Santa Clarita Valley once every five years (on or before December 31) to ensure that the County receives up-to-date information about the existing and planned water supplies in the Santa Clarita Valley. The County will consider the information contained in the updated UWMP in conjunction with the County's future local land use decision-making process. The County will also consider the information contained in the updated UWMP in conjunction with the County's future consideration of any Newhall Ranch tentative subdivision maps allowing construction. (See, Mitigation Measure 4.11-15, below.)

Additional Specific Plan Mitigation Measures

- 4.11-11 With implementation of the proposed Saugus ASR program, ASR wells shall be spaced so that adjacent non-project wells will not lose pumping capacity as a result of drawdown occurring during pumping of the ASR wells.
- 4.11-12 With implementation of the proposed Saugus ASR program, the ultimate number of ASR wells to be constructed shall be sufficient to inject the ultimate target injection volume of 4,500 acre-feet per year and withdraw the ultimate target withdraw volume of 4,100 acre-feet per year.
- 4.11-13 With implementation of the proposed Saugus ASR program, ASR wells shall be constructed in the following two general areas:
 - (a) South of the Santa Clara River and west of Interstate 5. This location includes areas within the Newhall Ranch Specific Plan boundary. (This area is referred to as the "south ASR well field."); and
 - (b) North of the Santa Clara River and west of Castaic Creek. (This location is referred to as the "north ASR well field.")
- 4.11-14 The Saugus Groundwater Banking/ASR program injection water must meet the water quality requirements of the State Regional Water Quality Control Board, Los Angeles Region. The water extracted for use on the Specific Plan site shall meet the Title 22 drinking water standards of the State Department of Health Services.
- 4.11-15 Groundwater historically and presently used for crop irrigation on the Newhall Ranch Specific Plan site and elsewhere in Los Angeles County shall be made available by the Newhall Land and Farming Company, or its assignee, to partially meet the potable water demands of the Newhall Ranch Specific Plan. The amount of groundwater pumped for this purpose shall not exceed 7,038 AFY. This is the amount of groundwater pumped historically and presently by the Newhall Land and Farming Company in Los Angeles County to support its agricultural operations. Pumping this amount will not result in a net increase in groundwater use in the Santa Clarita Valley. To monitor groundwater use, the Newhall Land and Farming Company, or its assignee, shall provide the County an annual report

indicating the amount of groundwater used in Los Angeles County and the specific land upon which that groundwater was historically used for irrigation. For agricultural land located off the Newhall Ranch Specific Plan site in Los Angeles County, at the time agricultural groundwater is transferred from agricultural uses on that land to Specific Plan uses, The Newhall Land and Farming Company, or its assignee, shall provide a verified statement to the County's Department of Regional Planning that Alluvial aquifer water rights on that land will now be used to meet Specific Plan demand.

- 4.11-16 The agricultural groundwater used to meet the needs of the Specific Plan shall meet the drinking water quality standards required under Title 22 prior to use.
- 4.11-17 In conjunction with each project-specific subdivision map for the Newhall Ranch Specific Plan, the County shall require the applicant of that map to cause to be prepared a supplemental or subsequent Environmental Impact Report, as appropriate, pursuant to CEQA requirements. By imposing this EIR requirement on each Newhall Ranch tentative subdivision map application allowing construction, the County will ensure that, among other things, the water needed for each proposed subdivision is confirmed as part of the County's subdivision map application process. This mitigation requirement shall be read and applied in combination with the requirements set forth in revised Mitigation Measure 4.11-6.
- 4.11-18 The storage capacity purchased in the Semitropic Groundwater Banking Project by the Newhall Ranch Specific Plan applicant shall be used in conjunction with the provision of water to the Newhall Ranch Specific Plan. The applicant, or entity responsible for storing Newhall Ranch water in this groundwater bank, shall prepare an annual status report indicating the amount of water placed in storage in the groundwater bank. This report shall be made available annually and used by Los Angeles County in its decision-making processes relating to build-out of the Newhall Ranch Specific Plan.
- 4.11-19 A Memorandum of Understanding (MOU) and Water Resource Monitoring Program has been entered into between United Water Conservation District and the Upper Basin Water Purveyors, effective August 20, 2001.² The MOU/Water Resource Monitoring Program, when executed, will put in place a joint water resource monitoring program that will be an effective regional water management tool for both the Upper and Lower Santa Clara River areas as further information is developed, consistent with the MOU. This monitoring program will result in a database addressing water usage in the Saugus and Alluvium aquifers over various representative water cycles. The parties to the MOU intend to utilize this database to further identify surface water and groundwater impacts on the Santa Clara River Valley. The applicant, or its designee, shall cooperate in good faith

²

See, **Appendix F** to Final Additional Analysis [Memorandum of Understanding Between the Santa Clara River Valley Upper Basin Water Purveyors and United Water Conservation District, dated August 2001].

with the continuing efforts to implement the MOU and Water Resource Monitoring Program.

As part of the MOU process, the United Water Conservation District and the applicant have also entered into a "Settlement and Mutual Release" agreement, which is intended to continue to develop data as part of an on-going process for providing information about surface and groundwater resources in the Santa Clara River Valley. In that agreement, the County and the applicant have agreed to the following:

"4.3 Los Angeles County and Newhall will each in good faith cooperate with the parties to the MOU and will assist them as requested in the development of the database calibrating water usage in the Saugus and Alluvium aquifers over multi-year water cycles. Such cooperation will include, but not be limited to, providing the parties to the MOU with historical well data and other data concerning surface water and groundwater in the Santa Clara River and, in the case of Newhall, providing Valencia Water Company with access to wells for the collection of well data for the MOU.

4.4 Los Angeles County and Newhall further agree that the County of Los Angeles will be provided with, and consider, the then-existing data produced by the MOU's monitoring program in connection with, and prior to, all future Newhall Ranch subdivision approvals or any other future land use entitlements implementing the Newhall Ranch Specific Plan. If the then-existing data produced by the MOU's monitoring program identifies significant impacts to surface water or groundwater resources in the Santa Clara River Valley, Los Angeles County will identify those impacts and adopt feasible mitigation measures in accordance with the California Environmental Quality Act."

- 4.11-20. The Specific Plan applicant, or its successors, shall assign its acquired Nickel Water rights to the Valencia Water Company or Castaic Lake Water Agency (CLWA), and, in consultation with the Valencia Water Company, CLWA or their designee(s), the applicant shall ensure that the Nickel Water is delivered to the appropriate place of use necessary to serve the Newhall Ranch Specific Plan at the time of need, as determined by the County of Los Angeles through required SB221 and/or SB610 analyses for future subdivision map applications. Upon approval of the Specific Plan, the applicant, Valencia Water Company, CLWA or designee, will take delivery of the Nickel Water, so that such water will be used, stored for use, for the Specific Plan in future years.

To ensure that an adequate supply of water is available for the Specific Plan over the long-term, the decision of whether or not the Nickel Water agreement should be extended or otherwise canceled cannot occur without first obtaining CLWA's concurrence. If the applicant, or its designee, seeks to not extend the Nickel Water agreement beyond its initial 35-year term, or seeks to cancel said agreement prior to the expiration of its initial 35-year period, or the expiration of

the 35-year option period, if exercised, then the applicant, or its designee, must obtain CLWA's written concurrence and that concurrence must include findings to the effect that other equivalent water supplies are available at a comparable cost and that non-extension or cancellation of the agreement will not impact the water supplies of Newhall Ranch and the rest of the Santa Clarita Valley.

- 4.11-21. The applicant, in coordination with RWQCB staff, shall select a representative location upstream and downstream of the Newhall Ranch Specific Plan and sample surface and groundwater quality. Sampling from these two locations would begin upon approval of the first subdivision map and be provided annually to the RWQCB and County for the purpose of monitoring water quality impacts of the Specific Plan over time. If the sampling data results in the identification of significant new or additional water quality impacts resulting from the Specific Plan, which were not previously known or identified, additional mitigation shall be required at the subdivision map level.
- 4.11-22 Beginning with the filing of the first subdivision map allowing construction on the Specific Plan site and with the filing of each subsequent subdivision map allowing construction, the Specific Plan applicant, or its designee, shall provide documentation to the County of Los Angeles identifying the specific portion(s) of irrigated farmland in the County of Los Angeles proposed to be retired from irrigated production to make agricultural water available to serve the subdivision. As a condition of subdivision approval, the applicant or its designee, shall provide proof to the County that the agricultural land has been retired prior to issuance of building permits for the subdivision.

In summary, the Board of Supervisors finds that adequate water supplies are available for build-out of the Newhall Ranch Specific Plan and that the proposed Saugus Groundwater Banking/ASR program is feasible. In addition, the Specific Plan can be provided with water supplies without creating significant water-related impacts onsite, in the Santa Clarita Valley and downstream in Ventura County. As a result of the information contained in the Revised Draft Additional Analysis, the Final Additional Analysis, the mitigation measures identified above, and the Newhall Ranch record of proceedings, the Board finds that the magnitude of all water-related impacts are considered to be less than significant. Based on these findings and the information presented, the Board further finds that the Newhall Ranch Specific Plan is consistent with the County's General Plan DMS requirements, as they relate to water supplies.

Because the Specific Plan applicant has secured water supplies that more than meet the water demands of the Specific Plan, implementation of the Specific Plan will not contribute to a decline in regional water supplies; therefore, implementation of the Specific Plan will not result in a significant cumulative water availability impact. In addition, cumulative water supplies exceed cumulative water demand; therefore, cumulative development (including the proposed Newhall Ranch Specific Plan) would not result in unavoidable significant cumulative impacts on Santa Clarita Valley water resources. As a result, cumulative mitigation measures are not required. However, to ensure sufficient long-term water supplies for all cumulative development (including the proposed Specific Plan), the County's General Plan Development Monitoring

System requires tentative map applications to show that water supplies are adequate to meet demand. The County's DMS regulatory requirements are consistent with the SB-610 analyses required for future Newhall Ranch subdivision map applications and project-specific tiered EIRs.

2.3 REVISED AND ADDITIONAL MITIGATION MEASURES AND ADDITIONAL CONDITIONS OF APPROVAL

In addition to the revised and additional mitigation measures above, the Board of Supervisors hereby adopts the following revised and additional mitigation measures, all of which arose from the assessment conducted in the Final Additional Analysis, and in response to public comments and staff recommendations:

REVISED MITIGATION MEASURE - FLOOD (WATER QUALITY)

- 4.2-8. The applicant for any subdivision map permitting construction shall comply with all appropriate requirements of the County of Los Angeles Standard Urban Stormwater Mitigation Plan ("SUSMP") requirements, and comply with the SWRCB-issued General Permit for Construction Activity Storm Water (SWRCB Order 99-08-DWQ), as it may be amended from time to time or replaced by other applicable stormwater permits.

REVISED MITIGATION MEASURE - CULTURAL/PALEONTOLOGICAL

- 4.3-4. As part of an inspection testing program, a Los Angeles County Natural History Museum-approved inspector is to be on site to salvage scientifically significant fossil remains. The duration of these inspections depends on the potential for the discovery of fossils, the rate of excavation, and the abundance of fossils. Geological formations (like the Saugus Formation) with a high potential will initially require full time monitoring during grading activities. Geologic formations (like the Quaternary terrace deposits) with a moderate potential will initially require half-time monitoring. If fossil production is lower than expected, the duration of monitoring efforts should be reduced. Because of known presence of microvertebrates in the Saugus Formation, samples of at least 2,000 pounds of rock shall be taken from likely horizons, including localities 13, 13A, 14, and 23. These samples can be stock-piled to allow processing later to avoid delays in grading activities. The frequency of these samples will be determined based on field conditions. Should the excavations yield significant paleontological resources, excavation is to be stopped or redirected until the extent of the find is established and the resources are salvaged. Because of the long duration of the Specific Plan, a reassessment of the paleontological potential of each rock unit will be used to develop mitigation plans for subsequent subdivisions. The report shall include an itemized inventory of the fossils, pertinent geologic and stratigraphic data, field notes of the collectors and include recommendations for future monitoring efforts in those rock units. Prior to grading, an agreement shall

be reached with a suitable public, non-profit scientific repository such as the Los Angeles County Museum of Natural History or similar institution, regarding acceptance of fossil collections.

NEW MITIGATION MEASURE - WATER RECLAMATION PLANT

- 5.0-52(b) The applicant shall initiate a request to the new County sanitation district formed for the Newhall Ranch Specific Plan site to adopt an ordinance prohibiting the installation and use of self-regenerating water softeners within the new sanitation district prior to connection of the first residential unit to the sanitary sewer system.

In addition to the revised and additional mitigation measures, the Board of Supervisors hereby adopts the following additional conditions of approval, all of which arose from the assessment conducted in the Final Additional Analysis, and in response to public comments:

ADDITIONAL CONDITIONS OF APPROVAL - RECOMMENDED BY STAFF

- (a) Require the applicant to submit a signed statement, filed concurrently with the filing of any departmental development application, obligating the applicant to disclose to the Department of Regional Planning the existence of any endangered or threatened species that are known or suspected to exist on the subject property.
- (b) Require the applicant to report to the Department of Regional Planning the results of all on-site biological surveys within thirty (30) days after completion of the survey work.
- (c) Require the applicant to schedule a consultation meeting between the Department of Regional Planning, the applicant and environmental consultant(s) to discuss the results of the survey work, and to ensure public disclosure of the survey results in the required environmental documentation for the proposed project.

ADDITIONAL CONDITIONS OF APPROVAL - RECOMMENDED BY REGIONAL PLANNING COMMISSION

- (d) Clean sediment, periodically removed from debris basins within or outside the Specific Plan, may be placed into the Santa Clara River area as approved by the Department of Public Works (DPW) and other applicable regulatory agencies, as determined by DPW.
- (e) Prior to approval of the first subdivision map which permits construction, a report will be provided by the applicant which evaluates methods to recharge the Saugus Aquifer within the Specific Plan, including the identification of appropriate candidate land areas for recharge. The report shall be subject to approval by the

Department of Public Works (DPW) and other applicable regulatory agencies, as determined by DPW.

- (f) All purchasers of homes within any subdivision in the Newhall Ranch Specific Plan are to be provided with a disclosure statement in the purchase/sales documentation making the purchaser(s) aware that the parking and storage of recreational vehicles on the purchased home/lot must satisfy the standards established by the County of Los Angeles and/or as contained in the Conditions Covenants and Restrictions (CC&Rs), whichever is more restrictive.

ADDITIONAL CONDITIONS OF APPROVAL -- BOARD IMPOSED

- (g) **Salt Creek Condition.** Upon approval of the first tract map adjacent to Ventura County in the Oak Valley Village of the Newhall Ranch Specific Plan, the applicant has agreed to grant to the public in perpetuity the approximately 1,517 acres of land encompassing the Salt Creek watershed in Ventura County. The applicant, or its designee, shall satisfy this condition by dedicating said land in fee and/or by conservation easement, as determined by the County in its sole discretion, to the joint powers authority, which is responsible for overall recreation and conservation of the Newhall Ranch High County Special Management Area (SMA). Said land shall be managed in conjunction with and in the same manner as the High Country SMA.
- (h) **Consultant Disclosure Statements.** Upon approval of the Specific Plan and in connection with the submittal of additional environmental documentation for the Newhall Ranch project, each consultant preparing, or participating in a study or investigation for, that additional documentation, shall provide a disclosure statement to the Director of Planning, signed under penalty of perjury, stating that they have disclosed to County staff all relevant environmental information and data obtained during their work, including, but not limited to, all information regarding the presence of any endangered, threatened or candidate species.
- (i) **Peer Review/Funding.** Upon approval of the Specific Plan, the applicant is directed to provide sufficient funding on an annual basis to allow the Department of Regional Planning to retain a consultant(s), or to compensate its own consultant(s), for purposes of conducting a peer review, as determined necessary by the Department, of all additional environmental documentation submitted for further environmental review by the applicant's consultant(s) or sub-consultant(s).
- (j) **Annual Status Report Requirement.** The applicant or its designee shall provide the Department of Regional Planning with an annual status report throughout the construction phases stating the number of residential units constructed, the square footage of all commercial and industrial buildings completed, and the dates of dedication or completion for all required infrastructure and community amenities.

This reporting requirement shall be contained in the Newhall Ranch Specific Plan and the Specific Plan Mitigation Monitoring Plan.

- (k) **Setback Standards.** The Specific Plan shall contain a setback provision requiring that, if the County's general setback standards in place at the time building permits are obtained for the Newhall Ranch project phases are more stringent than the existing standards contained in the Specific Plan, then the more stringent setback standards shall be applied.

SECTION 3

FINDINGS REGARDING THE FINAL ADDITIONAL ANALYSIS

This section contains findings regarding those environmental effects addressed in the Final Additional Analysis. The Final Additional Analysis does not identify any potentially significant impacts beyond those identified and mitigated above, and those addressed and mitigated in the partially certified Newhall Ranch Final EIR. CEQA only requires the County to make findings for environmental effects that are determined to be significant. *See*, Public Resources Code §21081; CEQA Guidelines §15091. Therefore, the Board of Supervisors is not required to make findings regarding those effects for which the Final Additional Analysis does not identify additional significant impacts. Nonetheless, the Board of Supervisors makes the following findings to summarize and substantiate its conclusion that, for those environmental effects that received further analysis in the Final Additional Analysis, no additional significant impacts have been identified.

Except as specified below, the following findings are not intended to amend or supercede the Board's prior partially certified CEQA Findings. Rather, these findings supplement particular portions of those findings as a result of the additional information presented in the Final Additional Analysis. Some of these findings may supplement prior Board findings pertaining to unavoidable significant impacts or significant impacts mitigated to below a level of significance. Because these findings are limited to the issues addressed in the Final Additional Analysis, however, the Board of Supervisors makes those findings in the context of environmental impacts that are not significant and, therefore, need not be mitigated or overridden.

3.1 TRAFFIC ON VENTURA COUNTY ARTERIALS EXITING SR-126 AND SR-23

3.1.1 POTENTIAL SIGNIFICANT EFFECTS. The issue presented called for extending the traffic impact analysis that was used in the prior Newhall Ranch Final EIR to evaluate Los Angeles County traffic impacts, to the project's impacts on Ventura County arterial roadways exiting State Routes 23 and 126 until the 1% impact standard is reached. Based on the Final Additional Analysis and record, the Board of Supervisors finds that implementation of the Specific Plan and WRP will not result in any significant project or cumulative impacts to traffic on Ventura County arterials exiting SR-126 and SR-23.

3.1.2 FINDING. Because no significant project or cumulative impacts to Ventura County arterials were identified, the County is not required to adopt one or more CEQA findings with regard to those impacts.

3.1.3 FACTS IN SUPPORT OF FINDING. Traffic generated by the Newhall Ranch Specific Plan will not cause a significant impact to arterial roadways in Ventura County exiting SR-126 and SR-23 using the one percent standard used to study impacts to Los Angeles County roadways in the Final EIR. It should be noted that the original Newhall Ranch Traffic Analysis contained in the Final EIR was prepared using traffic forecast data from the Santa Clarita Valley Consolidated Traffic Model (SCVCTM). This traffic-forecasting model was developed jointly by the County of Los Angeles and the City of Santa Clarita to facilitate the analysis of transportation needs in the Santa Clarita Valley. The model was developed as a "windowed" model in which the Santa Clarita Valley study area was extracted as a window of the overall region. As a windowed model, the SCVCTM features only the land use and highway network within the Santa Clarita Valley and has a set of "cordons" which define the edges of the modeled area. These cordons are designated points on the highway network where regional traffic from outside the window enters and exits the modeled area. Since the time the original traffic study was conducted, the Ventura County Transportation Commission has prepared a long-range Ventura Countywide Traffic Model ("VCTM"). The VCTM is based on the regional land use database produced by the Southern California Association of Governments. The database contains land use information on existing and future development patterns for the five county Southern California region. Consequently, it is now possible to more accurately determine the Specific Plan's impacts to Ventura County arterial roadways.

The analysis contained in Section 2.1 of the Draft Additional Analysis demonstrates that the Specific Plan will not have a significant project or cumulative impact on any Ventura County arterial roadways exiting SR-126 or SR-23 (*i.e.*, a one percent or more contribution was not exceeded). Therefore, the Specific Plan will not result in significant project or cumulative impacts to any arterial roads in Ventura County and no mitigation beyond that identified in the prior Newhall Ranch Final EIR is required. Staff of the Ventura County Transportation Commission reviewed the traffic analysis in the Final Additional Analysis and indicated their concurrence with the significance conclusions reached. *See*, Draft Additional Analysis, **Appendix 2.1(a)**. In assessing both project and cumulative impacts to Ventura County arterial roadways exiting SR-126 or SR-23, the Board of Supervisors also considered traffic-related comments and responses, including comments to the effect that "cumulative" impacts were not assessed. Based on the traffic-related responses to those comments, the Board of Supervisors finds that the Final Additional Analysis, including Section 2.1, the relevant responses to comments and the Newhall Ranch record of proceedings analyze both project and cumulative impacts to such roadways and that such analysis adequately addresses those impacts.

3.2 BIOTA

3.2.1 SALT CREEK CORRIDOR

3.2.1.1 POTENTIAL SIGNIFICANT EFFECTS. The issue presented called for a determination of the effect on the Ventura County portion of the Salt Creek wildlife corridor caused by the shifting of wildlife into the Salt Creek corridor. Based on the Final Additional

Analysis and record, the Board of Supervisors finds that implementation of the Specific Plan and Water Reclamation Plant will not result in significant impacts to the Ventura County portion of the Salt Creek wildlife movement corridor.

3.2.1.2 FINDING. Because no significant impacts to the Ventura County portion of the Salt Creek wildlife movement corridor were identified, the County is not required to adopt one or more CEQA findings with regard to those impacts.

3.2.1.3 FACTS IN SUPPORT OF FINDING. The Newhall Ranch Specific Plan will not significantly affect wildlife movement in the Salt Creek corridor. Wildlife movement within the Salt Creek watershed occurs primarily along the general direction of the drainages between the Santa Susana Mountains and the Santa Clara River Valley. These routes are used because they follow the gentlest topography and more open habitat. Wildlife movement between watersheds to the east and west are easiest at the upper and lower ends of the watersheds. At the lower ends, canyons merge in the Santa Clara River Valley and are generally flat with less steep ridges. At the upper ends of the watersheds, the ridgeline of the Santa Susana Mountains provides less steep connections to the upper reaches of the canyons and adjacent watersheds.

As part of the original approval of the Newhall Ranch Specific Plan, the Board of Supervisors established a one-half mile wide buffer south of the Santa Clara River and a one-eighth of a mile buffer north of the river between all development proposed as part of the Specific Plan and the Los Angeles County/Ventura County jurisdictional line. Direct impacts to habitats in the Potrero Creek watershed in Los Angeles County from the proposed Specific Plan are important to the Salt Creek watershed. Habitat loss in the Potrero Creek watershed would potentially cause a shift in some wildlife populations to undisturbed habitats in the Salt Creek watershed in both Los Angeles County and Ventura County. Habitat losses in the Potrero Creek watershed would also potentially affect the long-term movement of wildlife within this watershed and within the Salt Creek watershed in both Ventura County and Los Angeles County. However, no direct impacts to that portion of the Salt Creek watershed in Ventura County would occur in association with the Specific Plan because no development is proposed in the Ventura County portion of the Salt Creek corridor, and all development proposed as part of the Specific Plan would occur no closer than one-half mile to Ventura County.

It is also important to understand that the Specific Plan will build out over a 25 to 30 year period. Consequently, the displacement of wildlife species, primarily larger mammals, would occur incrementally over an extended period of time. These larger wildlife species (*e.g.*, mountain lion, deer, bobcat, and coyote) generally have home ranges that are not confined to one watershed, and would be expected to be displaced in relatively small numbers. In contrast, the smaller wildlife species will more likely suffer from direct mortality because of land development, and would not be displaced into adjacent watersheds. This time factor allows for a very gradual shift (*i.e.*, over a period of decades) of wildlife use/movement for those animals able to move a distance of more than one-half mile from the Specific Plan area in Los Angeles County to adjacent undeveloped areas, including the Salt Creek watershed in Ventura County. These very gradual (and temporary) increases in wildlife use/movement in the Salt Creek watershed in both Los Angeles County and Ventura County would be easier to absorb with wildlife movement over several years (*i.e.*, the animals would have more time to adapt to the available resources or would have time to move out of the Salt Creek watershed to adjacent

watersheds). Therefore, the direct impacts of habitat loss in the Specific Plan area on wildlife movement within the Salt Creek watershed, and particularly the Ventura County portion given its distance away from proposed development, is not considered significant. Nevertheless, the Board of Supervisors has imposed a condition requiring the applicant to work with the County's biologist to enhance and increase the effectiveness of animal movement protections within the Salt Creek wildlife corridor, including the possible use of fencing. For further information supporting the Board's findings, please refer to the Draft Additional Analysis, Section 2.2, relevant responses to comments and the Newhall Ranch record of proceedings.

In response to the trial court requirement in the Newhall Ranch litigation that Los Angeles County further evaluate impacts of the Specific Plan to the Salt Creek wildlife corridor in Ventura County, the Board of Supervisors directed that further action be taken to ensure that implementation of the Newhall Ranch Specific Plan does not lessen the value of resources found in the Salt Canyon corridor. Specifically, the Board has required, and the applicant has agreed, that the following off-site condition of approval be imposed with respect to the Salt Creek watershed, adjacent to the Newhall Ranch Specific Plan:

Salt Creek Condition. Upon approval of the first tract map adjacent to Ventura County in the Oak Valley Village of the Newhall Ranch Specific Plan, the applicant has agreed to grant to the public in perpetuity the approximately 1,517 acres of land encompassing the Salt Creek watershed in Ventura County. The applicant, or its designee, shall satisfy this condition by dedicating said land in fee and/or by conservation easement, as determined by the County in its sole discretion, to the joint powers authority, which is responsible for overall recreation and conservation of the Newhall Ranch High County Special Management Area (SMA). Said land shall be managed in conjunction with and in the same manner as the High Country SMA.

From an environmental impact perspective, this additional condition and the resulting 1,517-acre dedication, would be considered beneficial because it places a large amount of land immediately adjacent to the Specific Plan site under the control of the Joint Powers Authority, effectively precluding land use changes in this area and adding to the resource value of the Specific Plan's adjacent High Country and River Corridor SMAs. The Board of Supervisors finds that although not part of the Specific Plan, this off-site condition of approval further ensures that animal movement within and through the Salt Creek watershed would not be significantly impacted with implementation of the Specific Plan.

3.2.2 FLOODPLAIN MODIFICATIONS

3.2.2.1 POTENTIAL SIGNIFICANT EFFECTS. The issue presented called for the County to address the Specific Plan's impacts on biological resources in the Santa Clara River corridor associated with channelization, increased flow velocities and bank hardening. Based on the Final Additional Analysis and record, the Board of Supervisors finds that implementation of the Specific Plan and WRP will not result in any significant impacts on biological resources in the

Santa Clara River corridor associated with channelization, increase flow velocities or bank hardening.

3.2.2.2 FINDING. Because no significant impacts relating to biological resources in the Santa Clara River corridor associated with channelization, increased flow velocities or bank hardening were identified, the County is not required to adopt one or more CEQA findings with regard to those impacts.

3.2.2.3 FACTS IN SUPPORT OF FINDING. The drainage improvements proposed in connection with the Specific Plan would maintain the key hydraulic characteristics that largely determine the overall mosaic of habitats in the river. Development of the Specific Plan would increase runoff from upland areas due to increased impervious surfaces (*e.g.*, pavement, roads, and buildings). The project identifies an effect out to a point about four miles downstream of the Specific Plan site in Ventura County. Beyond this point, however, the Specific Plan has no impacts on surface flows. The increase in runoff ranges from 3 percent for high flows to 7 percent for the 2-year flood event. For high frequency floods (2-year, 5-year, and 10-year), the proposed bank protection would not hinder flows or reduce the floodplain area. Instead, these flows would spread across the river channel, unaffected by the bank protection because the river would have sufficient width to allow these flows to meander and spread out further than they would under pre-project conditions.

It is only during more infrequent floods (20-year, 50-year and 100-year events) where flows would spread out to the buried bank stabilization (but not further based on the analysis in Section 2.3 of the Draft Additional Analysis). This would limit the area of the floodplain during these infrequent flood events, causing inundation over a smaller area because the bank protection will prevent flooding of formerly adjacent floodplain areas. However, the reduction in floodplain area caused by bank protection does not create a significant increase in overall velocities or water depth, because the volume of flow carried in these shallow, slow-moving areas along the margins of the river is small. Moreover, variations are localized and limited in scope, especially when viewed in the entirety of the river corridor within the Specific Plan site and downstream. Therefore, the overall mosaic of habitats in the river would be maintained because the key hydraulic characteristics would not be significantly different under the Specific Plan. Based on these results, the Board of Supervisors finds that the proposed bank protection and bridges associated with the Specific Plan would not cause significant changes to key hydraulic characteristics, and therefore, would not alter the amount and pattern of aquatic, wetland and riparian habitats in the river at the Specific Plan site and downstream in Ventura County. For further information supporting the Board's findings, please refer to the Draft Additional Analysis, Section 2.3, relevant responses to comments and the Newhall Ranch record of proceedings.

3.3 SEA GENERAL PLAN CONSISTENCY

3.3.1 POTENTIAL SIGNIFICANT EFFECTS. The County was directed to take action to ensure consistency of the Specific Plan with the County General Plan policies requiring protection of natural resources in SEAs as those standards apply to SEA 23. Based on the Final Additional Analysis and record, the Board of Supervisors finds that implementation of the

Specific Plan and WRP will be consistent with General Plan policies regarding natural resources as those policies relate to SEA 23.

3.3.2 FINDING. Because no potential General Plan inconsistency was identified, the County is not required to adopt one or more CEQA findings with regard to General Plan inconsistency.

3.3.3 FACTS IN SUPPORT OF FINDING. The Board of Supervisors' findings regarding the Specific Plan's consistency with the County General Plan SEA policies, as they relate to SEA 23 resources are found in the Board's findings on Conditional Use Permit No. 94-087-(5). Those findings are incorporated by this reference as if set forth in full.

SECTION 4

SIGNIFICANT CUMULATIVE IMPACTS

The prior Newhall Ranch Final EIR identified a number of potentially significant cumulative impacts that could result from implementation of the Specific Plan and fully assessed whether the impacts were unavoidably significant or could be reduced to a level below significant through mitigation. Please see the Board of Supervisors' prior CEQA Findings, pages 125 to 149, for a discussion of each of those potential cumulative impacts and mitigation measures.

The Final Additional Analysis does not identify any potentially significant cumulative impacts that were not identified and fully addressed in the prior Newhall Ranch Final EIR and, if necessary, overridden by the County in its Statement of Overriding Considerations for the Specific Plan. Therefore, no additional discussion of the Specific Plan's significant cumulative impacts is needed or required.

SECTION 5

FINDINGS REGARDING ALTERNATIVES

CEQA requires a lead agency to consider alternatives for a project that may result in significant impacts. (See, Public Resources Code §21002; CEQA Guidelines §15126.6(a).) With regard to the Newhall Ranch Water Reclamation Plant, the Court specifically directed the County to consider a non-river site alternative. The Board of Supervisors makes the following findings in response to that direction.

5.1 ON-SITE NON-RIVER ALTERNATIVE

This section of the findings (Section 5.1) *replaces and supercedes* the discussion of the non-river location alternative contained in the Board of Supervisors' prior CEQA Findings, Section 4(B)(3), page 176.

The non-river alternative would entail constructing the Water Reclamation Plant at a location more removed from the Santa Clara River than the proposed location. It is expected that slightly less land would be required for the WRP under this alternative (approximately 9 acres

compared to 15 acres under the proposed project because the non-river site is not as confined). The WRP would be at a slightly higher elevation and, therefore, would require some pumping, resulting in higher costs for construction, operation and maintenance, and higher energy costs. With the exception of those topics described below, all other environmental impacts associated with this alternative (such as traffic, *etc.*) are considered similar to those created by the proposed project and would merely be relocated to another site as a result of this alternative.

Development of the Water Reclamation Plant under this alternative would require the conversion of approximately 9 acres of prime farmland. Because construction of the Water Reclamation Plant on this alternative site would slightly decrease impacts to agricultural resources by approximately 0.5 acre, the Non-River Alternative is slightly superior to the proposed project from an agricultural resources perspective when considering only the plant itself. However, it should be noted that if the Water Reclamation Plant is not constructed on this alternative site, the 9 acres of agricultural land present on the alternative site would still be converted to residential land uses under the Specific Plan. Similarly, if the Water Reclamation Plant is constructed at this alternative site and not the proposed project site, the 9.5 acres of agricultural land on the proposed project site would still be converted to urban land uses (*i.e.*, Business Park). Under either the proposed project or this alternative site, all the agricultural land (18.5 acres) would be converted to urban uses regardless of the alternative site selected. Consequently, this alternative is not necessarily environmentally superior to the proposed project with respect to agricultural resource impacts.

From a biological perspective, implementation of this alternative would decrease the magnitude of impacts to sensitive vegetation communities, because the alternative site contains no sensitive habitats. This alternative would result in an increase in energy consumption because it would require a greater amount of energy to pump waste up grade to the treatment plant. A consequence of this increased energy consumption would be the generation of air emissions in amounts incrementally greater than under the proposed project.

This Alternative would be located immediately adjacent to planned Low-Medium Residential land uses, which are incompatible with a Water Reclamation Plant. Under the proposed project, the Water Reclamation Plant would not be located adjacent to incompatible land uses. Rather, it would be located adjacent to planned Business Park uses. With regard to noise generation and land use compatibility, therefore, the proposed project is environmentally superior to the Non-River Alternative. This alternative also would not meet as many of the Water Reclamation Plant siting criteria as the proposed project (*see*, Section 3.0, pp. 3.0-25-3.0-26).

The Board of Supervisors finds that, on balance, the Non-River Alternative is environmentally superior with regard to impacts on sensitive biological habitats, but is not environmentally superior to the proposed project with regard to impacts to land use compatibility, noise generation, energy consumption and air quality. For further information regarding the On-Site Non-River alternative and other alternatives, the Board considered Section 3.0 of the Draft Additional Analysis, including **Tables 3.0-2 and 3.0-3**.

5.2 NEW ON-SITE ALTERNATIVE (REDUCED HABITAT IMPACTS)

A new alternative considered for the first time in the Final Additional Analysis is the On-Site Alternative (Reduced Habitat Impacts). This new alternative would entail constructing the Water Reclamation Plant in approximately the same location as the proposed project. However, the plant would be situated and arranged in a manner that would avoid permanent impacts to sensitive and non-sensitive riparian habitats.

This alternative would require less land than would the proposed project because the site is more constrained by its location in between the river and SR-126 than the proposed site. The site is more compressed in order to avoid permanent encroachment into riparian areas. While the proposed project would result in the conversion of approximately 15 acres of land in the proposed Business Park, this alternative would result in the conversion of approximately 14.3 acres of land. However, it should be noted that regardless of the alternative selected, all the land (either the 15 acres for the proposed project or 14.3 acres for this alternative configuration) would be converted to either WRP or Business Park uses. Excess wastewater not used for on-site irrigation purposes would still be discharged to the river. With the exception of biological and agricultural resources, all other environmental impacts associated with this alternative (such as traffic, air quality, *etc.*) are considered similar to those created by the proposed WRP and would merely be relocated to this different site configuration.

With respect to biological resources, implementation of this alternative would avoid the permanent conversion of approximately 5.5 acres of sensitive and non-sensitive riparian habitats when compared to the proposed project. This alternative would be constructed completely on agricultural and other disturbed land. However, it should be noted that in order to provide access for construction of and bank protection for the plant along the River, approximately 11 acres of riparian habitat area would be temporarily impacted and later revegetated in native species under the requirements of the Specific Plan. Consequently, from the perspective of permanent biological impacts to riparian habitat, this alternative would be environmentally superior to the proposed project.

However, with respect to agricultural resource impacts, the proposed project would convert 9.5 acres of prime farmland to WRP uses. In contrast, this alternative would result in the conversion of approximately 14.1 acres of prime farmland. However, it should be noted that if the WRP is not constructed on this alternative site, the 14.1 acres of agricultural land present on the alternative site would be converted to Business Park land uses under the Specific Plan. Similarly, if the WRP is constructed at this alternative site and not the proposed project site, the 9.5 acres of agricultural land on the proposed project site would still be converted to urban land uses (*i.e.*, Business Park). Consequently, under either the proposed project or this alternative site, all the agricultural land would be converted to urban uses regardless of the alternative selected. Consequently, from the perspective of agricultural resource impacts, this alternative is not necessarily environmentally superior to the proposed project.

Based on the Final Additional Analysis and the Newhall Ranch record of proceedings, the Board of Supervisors concludes that the On-Site Alternative (Reduced Habitat Impacts) alternative is environmentally superior to the proposed project. Impacts in one environmental category would be less (*i.e.*, biological resources). All other impacts would be roughly

equivalent. It should be noted that this alternative also meets the Water Reclamation Plant siting criteria to the same extent as the proposed project. The Board considered, among other things, the siting criteria analysis presented in the Draft Additional Analysis, Section 3.3.1, pages 3.0-2 to 3.0-4 and **Table 3.0-2**.

5.3 ADDITIONAL ALTERNATIVES ANALYSIS (SPINEFLOWER/PLANT IMPACTS)

In addressing potential significant impacts of the Specific Plan on various environmental topics, including sensitive biological resources, the prior, partially certified Newhall Ranch Final EIR presented an analysis of a wide range of on- and off-site alternatives to the Specific Plan. Several of these alternatives focused specifically on reducing or eliminating the potential significant impacts of the Specific Plan on sensitive biological resources found on the Specific Plan site. During the litigation on the Newhall Ranch Final EIR, the project opponents argued that the analysis of alternatives presented in the EIR was inadequate. The Court did not agree and found that the alternatives analysis was legally adequate and complete under CEQA and the CEQA Guidelines.

In keeping with CEQA's requirement that an EIR assess a range of reasonable alternatives to a project, and given the information regarding additional spineflower and other sensitive plants located on the Specific Plan site, and the potential for significant impacts to such plants, the Revised Draft Additional Analysis contains an expanded analysis of "Alternative 1 - No Project Alternative," and provides three additional alternatives to the Specific Plan that are intended to further address potentially significant impacts to the spineflower. These alternatives are referred to as "Alternative 7 - Spineflower Translocation Alternative," "Alternative 8 - Spineflower Avoidance Alternative I" and "Alternative 9 - Spineflower Avoidance Alternative II."

The Board of Supervisors has reviewed and considered both the existing and additional alternatives to the Newhall Ranch Specific Plan. (See, Revised Draft Additional Analysis, Section 2.7.) For the reasons identified in that section, these additional alternatives are rejected in favor of the Newhall Ranch mitigation program for the spineflower and other sensitive plant and animal species. On balance, the Board finds that the Newhall Ranch mitigation program, including the further mitigation provided through the Newhall/CDFG Conservation Easement and Agreement (see, **Topical Response 10: Spineflower Mitigation Program and Additional Mitigation through Newhall/CDFG Conservation Easement and Agreement**), is considered more favorable than the additional alternatives presented.

SECTION 6

FINDINGS REGARDING MITIGATION MEASURES

During the public review process for the Draft Additional Analysis, potential mitigation measures were suggested by the County of Ventura in response to the Specific Plan's impacts on the Ventura County portion of the Salt Creek wildlife corridor. As noted in the Draft Additional Analysis, and in responses to comments, CEQA only requires findings regarding mitigation measures where a project may have a significant impact on the environment.

Nonetheless, the Board of Supervisors has reviewed the Final Additional Analysis, including the mitigation measures suggested by Ventura County and, based upon that review, has rejected the various suggested mitigation measures as unnecessary and infeasible. The basis for the Board's rejection of each of the suggested mitigation measures is presented below.

Ventura County's suggested mitigation involved a proposal to, among other things, remove irrigated agriculture from the Salt Creek watershed located in Ventura County, cattle grazing and any other activities deemed to be detrimental to wildlife or non-agricultural biological communities. These requirements would remain in effect until Ventura County approved a discretionary action that included all or part of the Salt Creek watershed in Ventura County. Ventura County suggested a qualified consultant or monitoring organization be appointed by Ventura County to make recommendations to the County of Ventura regarding management of the Salt Creek watershed.

Ventura County also suggested that management of the Salt Creek watershed within Ventura County be turned over to the same open space organization that would manage the High Country portion of Newhall Ranch. Ventura County further suggested that the management of the Salt Creek watershed include funds to be provided by the developer to develop and implement a "habitat enhancement plan" to increase the "biological carrying capacity" of the watershed, and to establish a "trust fund" adequate to maintain the watershed and the habitat enhancement plan into perpetuity. Finally, Ventura County requested that "development and monitoring" of the habitat plan be under the direction and approval of Ventura County.

In response to the mitigation measures suggested by Ventura County and other suggested mitigation measures and comments on the prior Newhall Ranch Final EIR, the Specific Plan was revised at the direction of both the Los Angeles County Board of Supervisors and the Regional Planning Commission to reduce its impacts to biological/animal movement resources. Pursuant to these revisions, the Specific Plan's development footprint was reduced by approximately 210 acres, which, in turn, reduced the amount of habitat area that would be directly impacted by the Specific Plan.

The most noteworthy revisions from a biological perspective included: (1) creation of a one-half mile-wide set back along the Los Angeles County/Ventura County line, thereby increasing the width of the Salt Creek Corridor adjacent to Ventura County; (2) removal of development adjacent to Ventura County north of SR-126 by creating a 1/8-mile-wide Open Area and reducing the number of planned units in the nearest Low Medium and Estate residential areas; (3) replacement of all Low and Low-Medium Residential housing with Estate Residential

housing on average lot sizes of 2.5 acres in all areas adjacent to the High Country Special Management Area (SMA)/SEA 20; and (4) removal of the 15 Estate Residential housing units from the High Country SMA/SEA 20 (required by the Regional Planning Commission).

The setback of development from the Los Angeles County/Ventura County line and the increased width of the Salt Creek Corridor create a continuous one-half mile-wide connection between the River Corridor SMA (Santa Clara River/SEA 23) and the High Country SMA/SEA 20. While wildlife would have continued the use of the Salt Creek Corridor in both Los Angeles County and Ventura County under the originally proposed Land Use Plan, the revised Specific Plan provides a substantially wider corridor connection between the River Corridor and the High Country in Los Angeles County.

The replacement of all Low and Low-Medium Residential housing with Estate Residential housing on average lot sizes of 2.5 acres in all areas adjacent to the High Country SMA/SEA 20, and the removal of the 15 Estate Residential housing units from the High Country SMA/SEA 20, creates a transition from higher density development proposed in Oak Valley and Potrero Valley to the High Country SMA/SEA 20. These revisions also reduce the magnitude of potential indirect impacts caused by the presence of humans and domestic animals, lighting and the potential planting of exotic, invasive plant species.

In addition to the specified revisions, additional existing (secondary) open space connections were incorporated into the design of the Specific Plan. The Long Canyon corridor and the Sawtooth Ridge and Lion Canyon corridors occur in Long Canyon Village and The Mesas, respectively.

After implementation of the Specific Plan revisions and design features discussed above, the mitigation measures suggested by Ventura County are unnecessary to protect the Salt Creek corridor in Ventura County. Development of the Ventura County portion of the corridor would likely degrade the creek's ability to function as a movement corridor; however, because the Specific Plan does not propose development in the Ventura County portion of the corridor and no other development activity has been proposed there, and because the Specific Plan incorporates a one-half mile-wide setback from the County line, which will allow for animal movement between the River and the High Country in Los Angeles County, and because many other connections similar to Salt Creek occur along the 35-mile wide interface area, no significant impact would occur due to implementation of the Specific Plan. Therefore, no mitigation is required in the Salt Creek corridor in Ventura County. Nevertheless, the Board of Supervisors has imposed a condition requiring the applicant to work with the County's biologist to enhance and increase the effectiveness of animal movement protections within the Salt Creek wildlife corridor, including the possible use of fencing.

Mitigation measures designed to enhance the Salt Creek corridor and the High Country SMA are proposed in Los Angeles County on the Specific Plan site because that is where development is proposed. Nothing about the Newhall Ranch Specific Plan proposal would change the limits of the existing, active movement corridor in Ventura County or cause it to function differently.

Even if implementation of the Newhall Ranch Specific Plan were allowed to result in significant impacts to the Ventura County portion of the Salt Creek corridor (it is not), Los Angeles County would not be required to incorporate the mitigation measures suggested by Ventura County because the suggested mitigation is not feasible. A finding that a proposed mitigation measure is not feasible can be based on *legal* infeasibility. See, *Concerned Citizens of South Central Los Angeles v. Los Angeles Unified School District* (1994) 24 Cal.App.4th 826, 842; *Kenneth Mebane Ranches v. Superior Court* (1992) 10 Cal.App.4th 276, 291-292. The mitigation measures proposed by Ventura County are legally infeasible because Los Angeles County does not have the authority to impose such measures on property outside of its jurisdictional boundaries, absent agreement or consent by a project applicant.

In mitigating significant environmental effects, public agencies may exercise only those express or implied powers provided by law other than CEQA. See, e.g., Pub.Res.Code Sections 21002, 21004; CEQA Guidelines Section 15040(b); *Concerned Citizens, supra*, at 842; and *Kenneth Mebane Ranches, supra*, at 291. CEQA, by itself, does not confer independent authority on public agencies, nor does it expand the authority granted by other laws to those agencies. When public agencies adopt measures to mitigate significant environmental effects, agencies may exercise only those express or implied powers provided by law other than CEQA, and the actions of those agencies must be consistent with express or implied limitations on the agencies' authority found in other laws.

Because Los Angeles County has no authority which permits it to impose conditions on the Salt Creek corridor in Ventura County, the mitigation measures proposed by Ventura County are not feasible. Consequently, even if implementation of the Newhall Ranch Specific Plan would result in significant impacts to the Salt Creek corridor in Ventura County (and the Board of Supervisors finds that it will not), Los Angeles County's decision not to impose the extra-jurisdictional mitigation measures suggested by Ventura County would not constitute a CEQA violation.

In conclusion, the analysis presented in the Final Additional Analysis indicates that no significant impacts would occur in Ventura County as a result of Specific Plan implementation, and there is no indication that the portion of the Salt Creek corridor in Ventura County would be significantly impacted by an increase in animal movement. Consequently, the corridor would continue to function largely as it does today. It is for these reasons that the suggested mitigation measures are not necessary. Even if the suggested mitigation measures were necessary, however, they are not legally feasible; therefore, under CEQA, Los Angeles County would not be required to incorporate the measures as part of its approval of the Newhall Ranch Specific Plan. Finally, the Board, nevertheless, has imposed an off-site condition requiring the dedication of 1,517 acres of land in the remaining Salt Creek watershed in Ventura County, adjacent to the Newhall Ranch Specific Plan. This condition will further facilitate wildlife movement from east to west into Ventura County, with implementation of the Specific Plan. This off-site condition is discussed further above in these findings.

These findings are intended to address mitigation measures suggested by various commentators during the public comment period on the Draft Additional Analysis, and which were rejected. In addition, to the extent that *other* mitigation measures have not been discussed in these findings, but were rejected in responses to comments on the Draft Additional Analysis

and Final Additional Analysis, the Board of Supervisors hereby expressly rejects those mitigation measures as infeasible for the reasons discussed in the Final Additional Analysis (as defined above).

SECTION 7

FINDINGS REGARDING REVISED MITIGATION MONITORING PLANS

As required by Public Resources Code §21081.6, the Board of Supervisors, in adopting these findings, also adopts revised Mitigation Monitoring Plans for the Newhall Ranch Specific Plan and Water Reclamation Plant, as prepared by the environmental consultant under the County's direction. These plans are designed to ensure that, during project implementation, the County, and other responsible parties will comply with the mitigation measures adopted in these findings.

The Board of Supervisors hereby finds that the revised Mitigation Monitoring Plans for the Specific Plan and Water Reclamation Plant, which are incorporated by reference and attached as **Attachment A** to these findings, meet the requirements of Public Resources Code §21086 by providing for the implementation and monitoring of measures intended to mitigate potential environmental effects of both the Specific Plan and Water Reclamation Plant. In addition, the Board finds that the revised Mitigation Monitoring Plans include new and revised mitigation measures, based on the assessment presented in the Final Additional Analysis.

SECTION 8

SECTION 15091 AND 15092 FINDINGS

At page 189 of the Board's prior CEQA Findings, the Board of Supervisors previously made the findings required by Sections 15091 and 15092 of the State CEQA Guidelines. In connection with the Final Additional Analysis, the Board hereby makes the required findings provided in those sections of the CEQA Guidelines.

SECTION 9

SECTION 21082.1(c)(1), (2) FINDINGS

Pursuant to Public Resources Code §§21082.1(c)(1), (2), the Board of Supervisors hereby finds that the County, through its staff, Regional Planning Commission and Board of Supervisors, has independently reviewed and analyzed the Final Additional Analysis, as required by CEQA and the CEQA Guidelines and that the Final Additional Analysis reflects the County's independent judgment as the lead agency for the Newhall Ranch Specific Plan and Water Reclamation Plant.

SECTION 10

STATEMENT OF OVERRIDING CONSIDERATIONS

In the Board of Supervisors' prior CEQA Findings, the Board previously found that implementation of the Specific Plan and Water Reclamation Plant would result in certain project-specific and cumulative significant environmental impacts. The Board found that, with implementation of mitigation, many of those impacts could be reduced to a level below significant. However, the Board also found that, for some of the identified impacts, implementation of mitigation would reduce the impacts, but that the mitigation could not reduce the impacts to a level below significant. Therefore, having balanced the benefits of the project against the project's potential unavoidable significant impacts, the Board determined that the benefits of the project outweigh the potential unavoidable significant impacts and that those impacts are nevertheless "acceptable," based on certain Overriding Considerations specified at pages 190 to 196 of the Board's prior CEQA Findings.

The Final Additional Analysis does not identify any unmitigated significant environmental impacts. Therefore, a Statement of Overriding Considerations is not required for the Additional Analysis.

Nevertheless, the Board of Supervisors hereby reconsiders and readopts its prior Statement of Overriding Considerations for all the applicable reasons stated on pages 190 to 196 of the Board's prior CEQA Findings. A copy of the previously adopted Statement of Overriding Considerations, as revised to reflect acreage changes, is attached as **Attachment A** for review by both the Board and the public. In addition, the Board acknowledges that an additional significant public benefit has been provided by the applicant's agreement to the Board's imposition of the off-site condition requiring dedication of 1,517 acres of land in the remaining Salt Creek watershed in Ventura County, adjacent to the Newhall Ranch Specific Plan. A map depicting this dedication area is attached to the Board's staff report, dated May 2003, and incorporated by this referenced as if set forth in full.

ATTACHMENT A
FEBRUARY 1999 STATEMENT OF OVERRIDING CONSIDERATIONS

The Final EIR identified and discussed the significant environmental effects, which will occur as a result of both the Newhall Ranch Specific Plan and Water Reclamation Plant. With implementation of the mitigation measures discussed in the Final EIR and the Mitigation Monitoring Plan regarding the project, all of these environmental effects can be mitigated to levels of insignificance except for unavoidable significant project and cumulative impacts on agricultural resources (conversion of prime agricultural land), biological resources, visual resources, air quality and solid waste disposal. The Final EIR also identified and discussed significant effects, which will occur as a result of the Water Reclamation Plant. With implementation of the mitigation measures discussed in the Final EIR and the Mitigation Monitoring Plan regarding the Water Reclamation Plant, these effects can be mitigated to levels of insignificance except for unavoidable significant project impacts on agricultural resources (conversion of prime agricultural land) visual resources, air quality and solid waste disposal, and except for unavoidable significant cumulative impacts on agricultural resources (conversion of prime agricultural land), biological resources, visual resources, air quality and solid waste disposal.

Having reduced the environmental effects by approving the Newhall Ranch Specific Plan and the Water Reclamation Plant and adopting the mitigation measures identified in the Final EIR and the Mitigation Monitoring Plan, and having balanced the benefits of the project against the project's potential unavoidable significant impacts, the Board of Supervisors hereby determines that the benefits of the project outweigh the potential unavoidable significant impacts and that the unavoidable significant impacts are nevertheless "acceptable," based on one or more of the following overriding considerations:

1. The project has been designed to preserve over nine square miles of land (6,170 acres, or 51 percent of the site) containing the most significant natural environmental resources, including:
 - (a) The High Country, which is a major portion of the County's Significant Ecological Area ("SEA") 20; SEA 20 contains six and one-half square miles (4,184 acres), and the project has modified the SEA boundaries to include more total area and land with more valuable natural resources than were originally designated in the SEA by the General Plan;
 - (b) The Santa Clara River property, which is portion of the County's SEA 23, and which contains approximately 975 acres, has been planned to minimize the necessity of removing sensitive habitat for flood control purposes and provides valuable habitat for federal and state endangered and sensitive wildlife species; and

- (c) The Open Area, consisting of 1,010 acres, preserves significant oak woodlands and savannas, ridgelines, and major landforms.
- 2. Preservation of the High Country in conjunction with lands already acquired or planned for public acquisition, including the Santa Clarita Woodlands Park, will result in a distance of over ten miles of preserved and protected Santa Susana Mountains for conservation and recreational purposes, stretching from the I-5 freeway to the Los Angeles County/Ventura County border.
- 3. Provisions for the accelerated dedication of the High Country have been added to the revised Specific Plan.

Access to the High Country would generally be provided within 24 months of approval of the Specific Plan by early construction of a trail in the High Country and by the granting of an easement to a joint powers authority for public access and maintenance of that trail.

The Joint Powers Authority would include Los Angeles County, the City of Santa Clarita and the Santa Monica Mountains Conservancy.

An open space financing district would also be established under the authority of the Los Angeles County Board of Supervisors, which would provide annual revenues to the Joint Powers Authority for recreation, conservation and related activities in the High Country.

Additionally, the Center for Natural Lands Management would be endowed (\$2,000,000 in 1997 dollars) by the applicant for the perpetual conservation management of the resources in the High Country, as well as the River Corridor and Open Area.

Offers of early dedication in fee title of the High Country - at no cost to the Joint Powers Authority- would take place in three equal phases of approximately 1,400 acres each at the 2,000th, 6,000th and 11,000th residential building permit.

The River Corridor and Open Area (excluding parks which would be dedicated to Los Angeles) would be offered to be dedicated to the Center for Natural Lands Management in phases in accordance the Specific Plan. Los Angeles County would also be granted an access and conservation easement prior to the offset dedication of the River Corridor and Open Area.

- 4. Ultimate removal of commercial grazing from the High Country and from the River Corridor at adoption of the Specific Plan, will enhance the natural resources within those areas.

5. A River Corridor has been designed to retain the River riparian vegetation and habitat, and, at the same time, provide flood protection in accordance with Los Angeles County standards.
6. Prominent physical features, such as Sawtooth Ridge, river bed, and Ayers Rock, have been preserved within the Open Area as land for the community.
7. Preservation of the High Country will also create a 1/2 mile-wide set back of development along the Los Angeles County/Ventura County line, thereby increasing the width of the Salt Creek movement corridor adjacent to Ventura County.

The 1/2 mile-wide set back of development from the County line results in a wide corridor linking the River Corridor and the High Country SMAs in Los Angeles County.

8. The revised Specific Plan also calls for a 1/8th mile-wide set back of development adjacent to Ventura County north of SR-126 to provide a transition between project development on Newhall Ranch and rural/agricultural land uses in Ventura County.
9. The revised Specific Plan calls for an affordable housing component developed between the applicant and the County's Community Development Commission and Department of Regional Planning, and it requires that 2,200 dwelling units be made available as "very low," "low" or "moderate" income housing. This component includes an aggressive marketing program and compliance monitoring by the County's Community Development Commission staff. The affordable housing component for Newhall Ranch is above and beyond the requirements of the County's General Plan and Area Plan.
10. The City of Santa Clarita's proposals regarding the use of "buried bank stabilization" techniques and contour grading as well as ridgeline protection have been incorporated into the revised Specific Plan. Such provisions are above and beyond the requirements of the County's General Plan and Area Plan.

The applicant is also voluntarily committing to comply with the City's proposal to participate in a Valley-wide freeway mitigation funding program should such a program be adopted by both Los Angeles County and the City of Santa Clarita - even though such a program was not determined to be a necessary mitigation requirement of either the Final EIR or revised Specific Plan.

11. Provisions have been made for improved parks, libraries and fire stations in accordance with the revised Specific Plan - all of which are above and

beyond the mitigation required by CEQA or the Final EIR, or the exactions required of other development.

12. The project's single ownership, size and density make possible the planning and financing of a comprehensive resource management plan.
13. The Asistencia, the most important historical site in the Santa Clarita Valley, will be preserved and deeded to the Archaeological Conservancy for permanent ownership and management at no expense to the County, state or taxpayers.
14. The community has been designed to provide a comprehensive array of land uses for a balanced community of homes, employment, shopping, commercial and public services, cultural facilities, education and recreation. The size and single ownership of the Newhall Ranch site provide opportunities to develop a comprehensive master-plan community in which land uses are properly sited, and infrastructure and public services are planned in advance and coordinated with regional infrastructure and public services.
15. The Newhall Ranch design includes "livable community" concepts, including the following:
 - a) The community is divided into five separate villages to provide a small town feel and sense of community among residents;
 - b) The Land Use designations include a Mixed-Use category for the creative combination of commercial, public, recreational and residential uses;
 - c) Shared parking programs are planned in such a way as to reduce the need for large expansive parking lots and encourage Mixed-Use development;
 - d) Over 50 miles of pedestrian and bicycle trails will be constructed, linking the villages and the community to the regional trail system;
 - e) Recreation is not only included for the overall community, but is located within individual neighborhoods;
 - f) Home occupations are permitted, allowing residents to telecommute or operate businesses from their residences, which reduce the need for commuting to central business districts;

- g) Approximately 59 percent of all homes will be constructed within walking distance (one-quarter mile) of village or commercial centers;
 - h) A park-and-ride facility is planned; and
 - i) Bus pull-ins are provided.
16. The project's trail system will link the community of Val Verde to the project, thereby allowing that community access to and use of the project's extensive trail system.
- The applicant has also entered into an agreement with the Val Verde Civic Association which has been incorporated into the revised Specific Plan. The agreement imposes various requirements upon the applicant which are above and beyond the mitigation requirements of either the Final EIR or the revised Specific Plan.
17. A public lake within the Potrero Valley Village will provide regional recreational use and visual enjoyment, as well as community recreation.
18. A golf course within the Potrero Valley Village will provide regional recreational benefits.
19. The Business Park, Commercial, and Mixed-Use Land Uses designations will provide approximately 18,795 permanent jobs, which will allow employment opportunities for the community and the region and help the County achieve its economic goals.
20. Construction of a new Water Reclamation Plant will generate reclaimed water; the construction of a reclaimed water system and use of reclaimed water on-site will reduce the demand for potable water supplies.
21. The location and construction of three new fire stations will provide faster and better regional fire protection to Val Verde and other communities in the immediate area, in addition to fire services for the project.
22. The project will generate an estimated fiscal surplus between \$251 to \$301 million to the County during construction and \$17 to \$20 million annually thereafter (the range of fiscal surplus depends upon the final outcome of Proposition 218 in court decisions and elections).
23. The project will generate an estimated fiscal surplus to the adjacent City of Santa Clarita of \$27.9 million during construction and \$1.8 million annually thereafter.

24. An estimated \$140 million from fuel and other tax revenue will be generated for the construction and maintenance of regional and state transportation facilities during construction and \$11 million thereafter.
25. Location of the project and design of the community will result in an estimated reduction in vehicle miles traveled as compared to a conventional subdivision design.
26. The project design (Villages, clustering, Mixed-Use, variety of transportation modes, on-site employment, and proximity to regional employment) will result in the reduction of air emissions in comparison to a planned community without the project's design features.
27. The applicant has voluntarily entered into school mitigation agreements with the Newhall School District, the Castaic Union School District, and the William S. Hart Union High School District. These agreements call for payments that are far in excess of the current development fees required by state law. Based on a review of the agreements, the Board of Supervisors has noted that they represent the most generous school mitigation packages ever seen from an applicant in Los Angeles County.
28. The project provides a broad spectrum of housing which will help to meet the long-term housing needs of Los Angeles County, a major goal of the Los Angeles County General Plan, and will satisfy a wide array of economic and social needs, lifestyles. Project housing includes:
 - a) Rental apartments;
 - b) Condominiums;
 - c) Townhomes;
 - d) Attached and clustered single-family homes;
 - e) Detached single-family homes;
 - f) Larger executive and estate homes; and
 - g) Second Units on larger lots to allow for extended families and more affordable housing opportunities.
29. The project implements portions of the County Master Plan of Highways by the construction of Commerce Center Drive between SR-126 and Magic Mountain Parkway and Pico Canyon Road within the project.

30. The project is estimated to generate significant Congestion Management Plan credits thereby benefiting the County's efforts to continue to qualify for state and federal transportation funds.

For all these reasons, on balance, the Board of Supervisors finds that there are specific economic, legal, social, technological, planning and other considerations associated with the project that serve to override and outweigh the project's unavoidable significant environmental effects and, thus, the adverse effects are considered acceptable.